TOWN AND COUNTRY PLANNING ACT 1990

BR/286/88

Erection of 15 1 bed flats (5 restricted to elderly occupation) 1x2 bed flat and 1 studio flat.

49 - 51 Linden Road
Bognor Regis
West Sussex

In pursuance of their powers under this Act and related Orders and Regulations the Council Permit this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

TO: C & C Design
The Birches
Lower Wokingham Road
Crowthorne
Berkshire RG11 1BX

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

1st November 1988

BR/286/88	Erection of 15 1 bed flats (5 restricted to elderly occupation) 1x2 bed flat and 1 studio flat.	49 - 51 Linden Road Bognor Regis West Sussex

CONDITION 1 : The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON : To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 2 : This permission relates to the amended plans submitted on 17th August 1988 and not to the plans originally submitted.

REASON : For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

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CONDITION No : and finishes and, where so required by the Local Planning Author such materials and finishes to be used for the external walls and roof of the proposed building have been submitted to and approved by the Local Planning Authority.

REASON : in detail in the interests of amenity.

CONDITION 4 : Before development is commenced precise details of the surfacing treatment to the access road, turning areas and parking spaces together with samples of the brickwork to be used in the construction of new boundary walling shall be submitted to and approved by the Local Planning Authority.

REASON : To enable the Local Planning Authority to control the development in detail in the interests of amenity.

CONDITION 5 : All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting

season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON : In the interests of amenity and of the environment of the development.

CONDITION 6 : The flats shall not be occupied until the boundary screen walling /fencing shown on the approved plans have been erected.

REASON : In the interests of the amenities of the locality.

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CONDITION 7 : The flats shall not be occupied until the parking spaces and turning facilities shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking and turning of vehicles.

REASON : To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways.

CONDITION 8 : The flats shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been constructed to a specification to be agreed with the Local Planning Authority. Details of the suggested specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester.

Telephone: Chichester 787921.

REASON : In the interests of road safety.

CONDITION 9 : The flats hereby permitted shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.

REASON : In the interests of road safety.

CONDITION 10 : The flats shall not be occupied until all accesses to the site other than hereby approved have been stopped up permanently and obliterated.

REASON : In the interests of road safety.

CONDITION 11 : No work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building or other operations on the site throughout the period of work required to implement the development hereby permitted

REASON : In the interests of road safety.

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CONDITION 12 : No work shall be carried out on site unless provision is available within the site, in accordance with details approved by the Local Planning Authority, for all temporary contractor's buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.

REASON : To avoid undue congestion on the site and consequent obstruction to access.

CONDITION 13 : The development hereby permitted shall not proceed until details of the proposed surface water and foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

REASON : To ensure that the proposed development is satisfactorily drained.