



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: BR/48/18/PL

1 To Addressee

Mr P Champion
 4 Glencathara Road
 Bognor Regis
 West Sussex
 PO21 2SF

2 Site Address

Brodict
 1 Castle Close

 PO21 2FG

3 Description of Development

Variation of condition imposed under BR/71/12/ relating to condition 2-approved plans relating to insertion of 4 No. rooflight windows to rear elevation, 3 No. rooflight windows to side elevations of front roof & double sliding sash window to front gable, all to facilitate use of the attic floorspace.

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 plans and subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the 31 December 2012 (being the date of the original planning permission).

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- * Site Layout Plan - Ref 2017/1/1 Rev A (Feb 2017);
- * Plot 3 Floor Plans (Plot 2 as Plot 3 but handed) - Ref 2012/15/10 Rev D;
- * Plot 3 Elevations (Plot 2 as Plot 3 but handed) - Ref 2012/15/12 Rev C;
- * Plot 4 Floor Plans - Ref 2012/15/13 Rev D;
- * Plot 4 Elevations - Ref 2012/15/15 Rev C;
- * Plot 1 Floor Plans - Ref 2017/3/1 Rev A (Feb 2017); and
- * Proposed Elevations (Plot 1) - Ref 18-02-GD-203-03A-DC.

Reason: This condition was imposed by the Planning Inspector on the appeal decision of ref APP/C3810/A/12/2179376 and the condition remains relevant at the current time. Please note that the list of plans reflects the changes to the originally approved plans as made by application refs BR/325/16/PL, BR/314/17/NMA and BR/48/18/PL. Also for the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The pedestrian and vehicular visibility splays and sightlines shown on drawing 2017/1/1 Rev A (Feb 2017) shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: A visibility splay condition was imposed by the Planning Inspector on the appeal decision of ref APP/C3810/A/12/2179376 and it is necessary to retain this condition in the interests of highway safety. Also in the interests of highway safety in accordance with policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

- 4 No dwelling shall be occupied until its associated parking spaces have been laid out within the site in accordance with drawing no. 2012/15/01 Rev A and the access road provided such that vehicles may enter and leave in a forward gear. The parking spaces shall be permanently retained and not used for any purpose other than the parking of vehicles.

Reason: This condition was imposed by the Planning Inspector on the appeal decision of ref APP/C3810/A/12/2179376 and the condition remains relevant at the current time. Also in the interests of highway safety in accordance with policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking or enacting that Order) no first floor windows or dormer windows (other than those expressly authorised by this permission) shall be constructed on the properties hereby approved.

Reason: This condition was imposed by the Planning Inspector on the appeal decision of ref APP/C3810/A/12/2179376 and the condition remains relevant at the current time. Also in the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

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The three new velux windows on the east and west roof elevations of the building shall at all times be glazed with obscured glass and fixed to be permanently non-opening.

Reason: The applicant has stated that these windows will be obscure glazed and non-opening and to protect the amenities and privacy of the adjoining properties in accordance with policy GEN7 of the Arun District Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Mr S Davis

Date of Decision:

1 May 2018

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

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

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the