

DECISION NOTICE

Application Ref: BR/48/21/PD

1 To Addressee

JJR Designs
Church House
Suite 6a
94 Felpham Road
Felpham
PO22 7PG

2 Site Address

100 Hook Lane
Bognor Regis
PO22 8AT

3 Description of Development

Prior notification under Schedule 2, Part 1, Class AA for an additional storey on existing detached dwelling.

4 In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority

CONDITION

Any development under Class AA is permitted subject to the following conditions:

The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

The roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and

Following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

Before beginning development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated.

The development must be completed within a period of 3 years starting with the date of this approval notice.

The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion. The notification must be in writing and provide the name of the developer, the address of the dwellinghouse and the date of completion.

- 1 The development hereby approved shall be carried out in accordance with the following approved plans
 - Location Plan - PL100
 - Block Plan - PL101
 - Site Plan - PL102
 - Proposed Elevations - PL107
 - Proposed Floor Plan - PL105
 - Proposed Roof Plan - PL106

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

INFORMATIVE:

Before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;

The development must be completed within a period of 3 years starting with the date prior approval is granted;

The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and that notification must be in writing and include :

- (i) the name of the developer;
- (ii) the address of the dwellinghouse; and
- (iii) the date of completion.

INFORMATIVE:

You are advised that residential floor space extensions over 100sq m floor area are CIL liable. For PD applications the forms don't need to be submitted until development has been granted (Form 5 Notice of Chargeable Development) and residential extension relief can be applied for but the form (Form 9) must be submitted BEFORE commencement. Form 6 Commencement also requires submission before commencement.



Neil Crowther
Group Head of Planning

Case Officer:

Amber Willard

Decision Issued:

26th April 2021

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