



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2010 (as amended)
Application for Planning Permission
DECISION NOTICE

Application Ref: BR/298/12/

1 To Addressee

Pope Stevens Architecture
 2 Beech Avenue
 Chichester
 West Sussex
 PO19 3DR

2 Site Address

Part of Bognor Regis School Grounds
 off West Meads Drive and

3 Description of Development

Application for Approval of Reserved Matters following Outline Application BR/120/11 for 2no single dwellings on two separate sites

4 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 compliance with the conditions specified.**

- 1 The development hereby approved shall be carried out in accordance with the following approved plans drawing number DPA-02 rev2, DPA-01 rev1, DPA-03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 2 The materials and finishes of the external walls shall be Freshfield Lane Multi Stock bricks with feature bricks over the windows are Warnham reds. The roof tile will be Redland Regent rustic red.

Reason: In the interests of amenity in accordance with policies GEN7 of the Arun District Local Plan.

3

No development shall take place until details of screen walls have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls associated with them have been erected.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

4

Landscaping (hard and soft) shall be carried out in accordance with the details shown on plan (drawing DPA-03). Details of the date the trees are to be planted along with the height of the trees shall be submitted to and agreed in writing with the Local Planning Authority. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons 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 in accordance with policy GEN7 of the Arun District Local Plan.

5

Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

6

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the amenities of adjoining residential occupiers and the locality in general in accordance with policy GEN7 of the Arun District Local Plan.

INFORMATIVE:

Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.

INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that (the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character)and there are no material considerations to indicate