TOWN AND COUNTRY PLANNING ACT 1990

BR/619/88

Outline Application to
construct 4 self contained
flats and associated parking

26 Church Lane
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: Mishon Johnson & Keen
43 Aldwick Road
Bognor Regis
West Sussex

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

30th January 1989

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CONDITION 1 : The permission hereby granted is an outline permission under Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of three years beginning with the date of this permission:

(a) the layout of the site;
(b) the siting, design and external appearance of the buildings;
(c) the means of access to the site.

REASON : To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

CONDITION 2 : The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON : To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990

CONDITION 3 : This permission relates to the amended plans submitted on 19th January 1989 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.

CONDITION 4 : The building hereby permitted shall not be occupied until provision for car parking has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cars.

REASON : To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways.
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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 roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority.

REASON : in detail in the interests of amenity.

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CONDITION 6 : No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

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

CONDITION 7 : No development shall take place until details of screen walls and /or fences have been submitted to and approved by the Local Planning Authority and the flats shall not be occupied until such screen walls and/or fences have been erected.

REASON : In the interests of amenity.

CONDITION 8 : This permission relates to four one-bed units only.

REASON : For the avoidance of doubt.