



Applications & Appeals Services
The Beehive, City Place, Chichester, BN16 0PA

Mr A Wood
Development Management
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Ref: 18/257

15 June 2021

DISCHARGE OF CONDITION APPLICATION

Dear Mr Wood

LPA Ref: CM/32/20/PL
Applicant: Mrs Linda Rudd
Proposal: Discharge of Conditions 3-8 of planning application CM/32/20/PL for change of use of land (B8 storage) & erection of 1no. Detached single storey, two bedroom dwelling. This application affects the setting of a listed building & is a Departure from the Development Plan. This application is in CIL Zone 3 & is CIL Liable as new dwelling.

Please accept this Discharge of Condition Application to Discharge Conditions 3, 4, 5, 6, 7 & 8 (a copy of the decision is submitted with the application for ease of reference).

- 3) *No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.*

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4) *No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.*

Company Number 9234554 - England
VAT Number 239596380
Registered Address as above

Reason: To provide car-parking space for the use in accordance with policy T SP1 of the Arun Local Plan.

- 5) *No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.*

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with policy T DM1 of the Arun Local Plan.

- 6) *No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.*

Reason: To provide sustainable travel options in accordance with current sustainable transport policies in accordance with policy T DM1 of the Arun Local Plan.

- 7) *No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the 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 five years from the completion of 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 D DM1 of the Arun Local Plan.

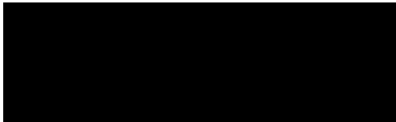
- 8) *No development above damp proof course (DPC) level shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and the dwelling shall be occupied until such screen walls and/or fences associated with it have been erected.*

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan.

In respect of Condition 3 (Materials); 4 (Parking Spaces); 5 (Covered Cycle Spaces); 6 (Electric Vehicle Charing Space); 7 (Hard & Soft Landscaping) and 8 (Boundary Screening & Fencing) please find attached Drawing Nos. 20.127.10C and 20.127.11A prepared by Plans Architectural Services together with the Bike Bunker details. The comprehensive details provided are submitted in full discharge of all the above conditions.

I trust this is sufficient for now to enable you to validate the application but should you have any queries please do not hesitate to contact me.

Yours faithfully



Nikolas J. Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Limited