



Arun District Council
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Tel: 01903 737756
www.arun.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	22
Suffix	
Property Name	
Address Line 1	Vermont Drive
Address Line 2	
Address Line 3	West Sussex
Town/city	East Preston
Postcode	BN16 1LA

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
507310	102060
Description	

Applicant Details

Name/Company

Title

Mr & Mrs

First name

G

Surname

Byars

Company Name

Address

Address line 1

22 Vermont Drive

Address line 2

Address line 3

Town/City

East Preston

County

West Sussex

Country

Postcode

BN16 1LA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Variation of condition following the grant of EP/125/21/PL (appeal ref APP/C3810/W/22/3292613) relating to condition 2 - approved plans.

Reference number

EP/73/25/S73

Date of decision (date must be pre-application submission)

14/10/2025

Please state the condition number(s) to which this application relates

Condition number(s)

6 Prior to the first occupation of the dwelling hereby permitted details of biodiversity net gain shall be provided in accordance with details to be submitted to and approved by the Local Planning Authority. The details so provided shall be retained in perpetuity.

7 Prior to the first occupation of the dwelling hereby permitted the car parking spaces shall be 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 kept available at all times for the parking of vehicles.
Reason: To provide car-parking spaces for the use and in accordance with Arun Local Plan policy T SP1.

8 Prior to the first occupation of the dwelling hereby permitted details of covered and secure cycle parking spaces shall be submitted to and approved by the Local Planning Authority and provided in accordance with the approved plans. The spaces shall thereafter be kept available for the parking of bicycles.
Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policy T SP1.

Has the development already started?

- ☒ Yes
- ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

03/11/2025

Has the development been completed?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Biodiversity Enhancement Statement
09B Proposed Ecological Mitigation and Enhancement Appraisal Strategy A1
10 Proposed Bike Shed A3

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

EP/73/25/S73

Date (must be pre-application submission)

19/03/2026

Details of the pre-application advice received

Statutory BNG does not apply.

The proposed mitigation strategy covers the enhancements identified in the PEA by the Ecology Partnership in July 2021. This is acceptable.

The word doc for condition 6 includes several habitat features (ponds, Meadow, and hedgerow. This is good.

I advise mapping the habitats so we can see where they are going. It will make it easy to discharge.

Although the PEA did not recommend any nest features on the building, current guidance and best practice calls for swift bricks on all new dwellings.

I advise installing one integral swift brick on the eastern elevation just below the eaves.

These proposed features and habitats taking on board my comments would meet the condition requirements.

I hope this helps address your enquiry.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

- Fuller Architects

Date

01/04/2026