



DECISION NOTICE **COPY CONSENT**

Application Ref: EP/67/05/

1 To Addressee

Mr W Gander
Architectural Technologist
98 Durrington Lane
Worthing
West Sussex
BN13 2RQ

2 Site Address

1 Upper Drive
East Preston

3 Description of Development

Single storey side extension (Re-submission following EP/28/05)

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 plan and subject to compliance with the conditions specified.

CONDITION 1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

CONDITION 2 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 3 The flat roof area of the extension shall not be used for any purpose other than as a means of escape in an emergency or for maintenance of the extension and or dwelling house.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 4 No development shall be carried out unless and until details of the design, construction, extent, and materials and finishes of the external balustrade of the first floor bedroom windows have been submitted to and approved

by the Local Planning Authority and such details so approved shall be used in the construction of the balustrade.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 5 This permission relates to the plans as submitted and amended by the substitute plan submitted on 04.07.05.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr M Porter

8th July 2005

Decision Notice Issued: 8th July 2005

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

