TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE COPY CONSENT

Application Ref: FG/104/01/

1 **To Addressee**

Michael Cook Associates
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

2 **Site Address**

Land rear of Tudor Close Public House
Ferringham Lane
Ferring

3 **Description of Development**

Outline Application for the construction of 3 detached single storey dwellings with car parking and the provision of a turning space for service vehicles

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 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 3 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 landscaping of 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 5 years from the date of this permission, or before the expiration of 2 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995,Schedule 2 Part 1 Classes A, B, C and E, or any Order revoking or re-enacting that Order, no building the subject of this permission shall be extended nor shall any building be erected within the curtilage of any such building unless permission is first granted by the Local Planning Authority on an application in that behalf.

Reason. To enable the Local Planning Authority to control development in order to safeguard the visual amenites of the area and the residential amenities of neighbouring occupiers in accordance with policy G1 of the West Sussex Structure Plan 1993, policy DEV1 of the West Sussex Structure Plan 2001 - 2016 Deposit Draft, policy EVT7 of the Arun District Local Plan 1993 and policy GEN7 of the Arun District Local Plan Second Review Deposit Draft 2000.

CONDITION 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, no window or other such opening shall be inserted in the roof of any building the subject of this permission or in any other part of any such building above a height of 2.3 metres above ground level unless permission is first granted by the Local Planning Authority on an application in that behalf.

Reason. To enable the Local Planning Authority to control development in order to safeguard the privacy and residential amenities of neighbouring occupiers in accordance with policy G1 of the West Sussex Structure Plan 1993, policy DEV1 of the West Sussex Structure Plan 2001 - 2016 Deposit Draft, policy EVT7 of the Arun District Local Plan 1993 and policy GEN7 of the Arun District Local Plan Second Review Deposit Draft 2000.

CONDITION 5 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: In order to prevent pollution of the water environment in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan 2001 - 2016 Deposit Draft, policy EVT7 of the Arun District Local Plan and policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 6 The access from the site to Ferringham Lane shall be laid out togehter with the vehicle turning area in accordance with the approved plans before any other operation authorised by this permission is commenced. Thereafter the access and turning area shall be permanently maintained for the purposes of vehicle access and turning.

Reason: In the interests of road safety in accordance with policies G1 and T14 of the West Sussex Structure Plan, DEV4 of the West Sussex Structure Plan 2001 - 2016 Deposit Draft, policy EVT7 of the Arun District Local Plan and GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft 2000.

CONDITION 7 Prior to the commencement of the development hereby approved, all vehicle, parking, loading and manoeuvring areas shown within the area enclosed in blue on the approved drawings, shall be laid out and marked out in accordance with the approved drawings.

Reason: In the interests of road safety in accordance with policies G1 and T14 of the West Sussex Structure Plan, DEV4 of the West Sussex Structure Plan 2001 - 2016 Deposit Draft, policy EVT7 of the Arun District Local Plan and GEN7 of the Arun District Local Plan Second Review

Revised Deposit Draft 2000.

CONDITION 8 The main ridge of any bungalow the subject of this permission shall not exceed 4.2m height and the ridge of any projected bay to any such bungalow shall not exceed 4.5m height, nor shall the main eaves line exceed 2.3m height. All measurements shall be related to exisitng ground level and there shall be no raising of ground levels in the development the subject of this permission.

Reason. To enable the Local Planning Authority to control the height and mass of development in acordance wiuth the indicative elevations, in order to safeguard the visual amenites of the area and the residential amenities of neighbouring occupiers in accordance with policy G1 of the West Sussex Structure Plan 1993, policy DEV1 of the West Sussex Structure Plan 2001 - 2016 Deposit Draft, policy EVT7 of the Arun District Local Plan 1993 and policy GEN7 of the Arun District Local Plan Second Review Deposit Draft 2000.

CONDITION 9 This permission relates to the amended plans numbered 4177/3A and 4177/7B, received by the Local Planning Authority on 27-11-01.

Reaon. In the interests of clarity and accuracy and to avoid an inappropriate form of development.

CONDITION 10 External door assemblies will be designed and constructed to comply with standard PAS 0 24, windows are to be designed and constructed to comply with BS7950.

Reason: To comply with policy GEN18 of the Arun District Local Plan Review Deposit Draft and the Police crime strategy 'Secure by Design'.

CONDITION 11 Details of measures to protect the development from noise from the exisiting public house shall be included in the reserved matters application. Any approved measures shall be fully implemented prior to the occupation of any dwelling the subject of this permission.

Reason. In order to safeguard the residential amenities of occupiers of the development

CONDITION 12 INFORMATIVE
Southern Water has advised that connection to the public sewer will require the fromal approval of Southern Water Services Ltd. Surface water should not be discharged to the public foul sewer.

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

Case Officer: Mr S Cantwell

22nd January 2002

Decision Notice Issued:

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