

PLANNING APPLICATION REPORT**REF NO:** FG/43/07/**LOCATION:** 1-3 Little Paddocks House
Little Paddocks Way
Ferring**PROPOSAL:** Outline application for demolition of 3 No. attached dwellings and replacement with 6 No. chalet bungalows (Resubmission of FG/10/06)**SITE AND SURROUNDINGS****RELEVANT SITE HISTORY**

Reference	Description	Decision
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REPRESENTATIONS**Representations received:****Comments on Representations received:****CONSULTATIONS**

Head of Highways and Transport

Philippa Dart

Consultations responses received:**Comments on Consultation responses:****DEVELOPMENT PLAN POLICIES**

West Sussex Structure Plan:

Arun District Local Plan:

PLANNING POLICY GUIDANCE**RECOMMENDATION****APPROVE CONDITIONALLY SUBJECT TO A SECTION 106 AGREEMENT**

- 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) Scale;
- (b) Appearance;
- (c) Landscaping.

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 (as amended).

- 2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before 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 (as amended).

- 3 The building hereby permitted shall not be occupied until the passing places have been laid out in accordance with the plan drawing number 4861/SK2 and the places shall not thereafter be used other than for the purposes for which it is provided.

Reason: In the interests of road safety and to accord with approved policy in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 4 The building hereby permitted shall not be occupied until the visibility splays as shown on plan 4861/SK2 have been laid out in accordance with the details hereby approved by the Local Planning Authority.

Reason: In the interests of road safety and to accord with approved policy in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 5 No trenches or pipe runs for services and drains shall be cut or laid within 5 metres of the bole of any existing tree to be retained on this or adjoining sites.

Reason: To protect tree roots from damage likely to lead to the loss of the tree in the interests of the visual amenities of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 6 The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Reason: To protect trees and vegetation from fire damage in the interests of the visual amenities of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

7 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that (the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character)and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV11, CH1, DEV3, NE17

LOCAL PLAN: GEN7, GEN8, GEN20

NATIONAL POLICIES: PPS1, PPS3,PPG13

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.