



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2010 (as amended)
Application for Planning Permission

DECISION NOTICE

Application Ref: FP/118/12/

1 To Addressee

Carlton Design Partnership
 Selwyn House
 32a Castle Way
 Southampton
 Hampshire
 United Kingdom
 SO142AW

2 Site Address

Site 6
 Land North of Felpham

 PO22

3 Description of Development

Development of 22No. 4, 3 and 2 bedroom houses with associated parking and landscaping.
 (Amendments to plots 40-51 and 58-67 inclusive, approved under application FP/237/08).

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 plans .

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

- 2 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls (and roofs) of the proposed dwellings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area by endeavouring to achieve buildings of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The development hereby approved shall be carried out in accordance with the following approved plans:
 PLAN-LOC/120524
 PLAN-LAY/PH1/120524
 PLAN-LAY/AO/PH1/1020524
 STREET SCENE/PH1/120524/01
 STREET SCENE/PH1/120524/02
 341.D1/PH1/120524/HT-FP
 341.D1/PH1/120524/HT-EL
 341.E1/PH1/120524/HT-FP
 341.E1/PH1/120524/HT-EL
 110627/HT/230.A/FP
 230.A/PH1/120524/HT-EL
 341.W2/PH1/120524/HT-FP
 341.W2/PH1/120524/HT-EL
 341.W/PH1/120524/HT-FP
 341.W/PH1/120524/HT-EL
 382.E/PH1/120524/HT-FP
 382.E/PH1/120524/HT-EL
 404/PH1/120524/HT-FP
 404/PH1/120524/HT-EL
 421.1/PH1/120524/HT-FP
 421.1/PH1/120524/HT-EL
 421/PH1/120524/HT-EL
 421/PH1/120524/HT-FP
 469/PH1/120524/HT-EL
 469/PH1/120524/HT-FP
 DG.1/PH1/120524/AB-EP
 DG.6/PH1/120524/AB-EP
 SG.1/PH1/120525/AB-EP
- Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy GEN7 of the Arun District Local Plan.
- 4 The finished ground floor levels of the dwellings hereby approved shall not exceed the levels shown in the Engineering Layout Drawings numbered 4180 /01D,/02/D,/03/D,/04/D,/05/D and /06/B received by the Local Planning Authority on dates referred to in the Appendix at Informative 47 on Notice FP/251/07, unless the Local Planning Authority gives prior written approval for any variation and this condition shall apply notwithstanding any information contained in the current application.
- Reason: To accord with Policy GEN7 of the Arun District Local Plan.
- 5 The ground floor level of all buildings on the site shall be at least 3.5 metres AOD.
- Reason: To accord with Policies GEN11 and SITE6 of the Arun District Local Plan.

- 6 Within three months of the date of this notice of permission, or other period as agreed in writing by the local planning authority, written confirmation from a lighting engineer or lighting consultant shall be provided to the Local Planning Authority to confirm that the proposed lighting scheme for the development complies with ILE Guidance for Reduction of Obtrusive Light, and is in accordance with the Environmental Statement of March 2005 which accompanied the outline application FP/92/04. If the scheme does not meet these requirements, amendments shall be submitted within a further period of two months to the Local Planning Authority and approved in writing.

Reason: In the interests of clarity to accord with Policy GEN33 of the Arun District Local Plan.

- 7 Prior to the occupation of the first dwelling, details of the design of street furniture including lampposts, bollards, signage and benches shall be submitted to and approved by the Local Planning Authority and the details thus approved shall be used in the development unless the Local Planning Authority gives prior written approval for any variation.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality in accordance with Policy GEN7 of the Arun District Local Plan.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 , or any Order revoking or re-enacting that Order, there shall be no additional windows or other openings (other than those shown on the plans hereby approved) at first floor level or above in the following elevations to the dwelling at the following plots in phase 1 without the prior permission of the Local Planning Authority on an application in that behalf:

Plot 40 south elevation
 Plot 48 east elevation
 Plot 59 east elevation
 Plot 63 south elevation
 Plot 65 north elevation
 Plot 66 north elevation
 Plot 67 North elevation

Reason: To protect the amenities of adjoining residential properties in accordance with policy GEN7 of the Arun District Local Plan.

- 9 All garages, including integral garages, parking spaces and cycle parking facilities shown on the layout drawing PLAN_LAY/PH1/120524 shall be provided prior to the occupation of the dwellings which they are intended to serve. The parking spaces and garages shall be allocated to the dwellings according to the number which appears on the plan referenced in this condition. Thereafter garages, parking spaces and facilities shall be permanently retained for vehicles and cycle parking purposes unless the Local Planning Authority gives prior written consent for any variation.

Reason: In the interests of highway safety and to ensure that facilities are provided and retained for a range of transport modes and to accord with policy GEN7 of the Arun District Local Plan.

- 10 The roads, footways, verges and cycle-ways hereby permitted shall not be gated and shall remain open and freely accessible at all times to all members of the general public and kept free of any gates, barriers or other obstructions.

Reason: In the interests of highway safety and to accord with policy GEN7 of the Arun District Local Plan.

- 12 INFORMATIVE: As this consent represents an amendment to an earlier approval, this consent (FP/118/12) and its attaching conditions should be read in conjunction with decision notice FP/237/08 and its conditions which remain extant.

INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

LOCAL PLAN: GEN7 SITE6

NATIONAL POLICIES: NPPF

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.



Karl Roberts
Assistant Director Planning & Economic Regeneration

Case Officer: Mr P Stack

Decision Issued: **24 August 2012**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

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

NOTES RELATING TO PLANNING APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in case of a householder appeal) of the date of this notice, whichever period expires earlier.

If you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Secretary of State, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on line at www.planningportal.gov.uk/pcs

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the

development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).