TOWN AND COUNTRY PLANNING ACT 1990

FP/118/90

Approval of Reserved Matters
following Outline Approval
FP/19/90 for construction of
bungalow

11 Compton Drive
Felpham
Bognor Regis
West sussex

Approval of reserved matters following outline approval under FP/0019/90

In pursuance of their powers under this Act and related Orders and Regulations the Council Approve The Reserved Matters of the development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

TO: Mr R Hughes
68 Downview Road
Felpham
Bognor Regis
West Sussex

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

30th January 1991

FP/118/90	Approval of Reserved Matters following Outline Approval FP/19/90 for construction of bungalow	11 Compton Drive Felpham Bognor Regis West sussex

CONDITION 1 : No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for the external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority.

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.

CONDITION 2 : The existing trees shall be retained and protected in a manner to be agreed with the Local Panning Authority before the development commences for the duration of the development and shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

REASON : To ensure the retention of vegetation important to the visual amenity, the ecological quality and for the environment of the area.

CONDITION 3 : No development shall take place until details of screen walls and /or fences have been submitted to and approved by the Local Planning Authority and the new dwelling shall not be occupied until such screen walls and/or fences associated with them have been erected.

REASON : In the interests of amenity.

CONDITION 4 : This permission relates to the amended location plan submitted on 27th November 1990 and the amended elevation, site and layout plans submitted on 18th December 1990 and not to the plans originally submitted.

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

CONDITION 5 : The access to garage `B' from the existing garage compound shall be maintained permanently at a minimum of 14 feet in width to the satisfaction of the Local Planning Authority.

REASON : To ensure a satisfactory means of access to the parking space adjoining garage `B'.