TOWN AND COUNTRY PLANNING ACT 1990

FP/146/94

Renewal of unimplemented outline permission FP/144/91 for the erection of 2 bungalows, one house, two garages and new access.

Land adjacent to Winchelsea
54 Outerwyke Road
Felpham

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.

TO: J P Tupper Associates
20 Sudley Road
Bognor Regis
West Sussex
PO21 1EU

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

23rd November 1994

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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 three 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;
(d) the means of access to 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 five years from the date of this permission, or before the expiration of two 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 the buildings shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

REASON : To enable the Local Planning Authority to control the development in detail in the interests of residential amenity.

CONDITION 4 : The buildings hereby permitted shall not be occupied until space has been laid out within the site in accordance with details approved by the Local Planning Authority for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area.

REASON : In the interests of road safety.

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CONDITION 5 : The buildings hereby permitted shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.

REASON : In the interests of road safety.

CONDITION 6 : The access shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

These splays shall be:-

(1) 2 metres by 2.4 metres on each side of the proposed access based on the existing highway boundary, together with sight lines defined by:-

(2) (a) A line 2 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of Outerwyke Road.

(b) Lines 90 metres long on each side of the access measured along the nearer edge of the carriageway of Outerwyke Road from their intersection with the centre line of the proposed access.

(c) The straight lines joining the termination of the above lines

No other work shall be carried out on the site until the above-mentioned sight lines and splay areas have been provided and thereafter the said sight lines and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

REASON : In the interests of road safety.

CONDITION 7 : The buildings hereby permitted shall not be occupied until all accesses to the site other than hereby approved have been stopped up permanently and obliterated.

REASON : In the interests of road safety.

CONDITION 8 : The buildings hereby permitted shall not be occupied until space has been laid out in accordance with details approved by the Local Planning Authority for the turning of vehicles and the parking of 10 vehicles clear of the public highway and such space 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.

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CONDITION 9 : No development, including site works of any description, shall take place on the site unless and until all the existing trees, to be retained on the site have been protected by a fence to be approved by the Local Planning Authority erected around each tree at a radius from the bole or boles of 5 metres or such distance as may be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

REASON : To ensure the retention and maintenance of trees and vegetation which is an important feature of the area.

CONDITION 10 : 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.

INFORMATIVE
The buildings shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the suggested specification may be obtained from the Area Engineer, West Sussex County Council, Area 1 Drayton Depot, Drayton Lane, Chichester. Telephone: Chichester 787921.