TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL
Working in partnership with South Downs National Park Authority

DECISION NOTICE

Application Ref: FP/175/11/

1 **To Addressee**

Bryceson Shaw Associates
2 Wellesley Court
Fitzalan Road
Littlehampton
West Sussex
BN17 5JW

2 **Site Address**

82 Felpham Road
Felpham
PO22 7NZ

3 **Description of Development**

Reduction of shop to create 1 parking space

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 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).

CONDITION 2 The development hereby approved shall be carried out in accordance with the following approved plans: Site 1:1250, Block/Roof/Ground Drg No 1169/01/01, Shop Plan Drg No 1169/01/05, proposed Floor/Roof Drg No 1169/01/03, Proposed Elevations Drg No 1169/01/04 received on 13th September 2011.

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.

CONDITION 3 The hard surface area to be replaced or created for the provision of the parking space shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Reason: To ensure satisfactory standards of access and drainage for the proposed development in accordance with Policy GEN7 of the Arun District Local Plan.

CONDITION 4 The premises shall be used for the purposes within Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 2005 and for no other purpose.

Reason: To enable the Local Planning Authority to maintain control in the interests of the amenities in accordance with policy GEN7 of the Arun District Local Plan.

INFORMATIVE: The widened access must not exceed 3.9m in width and the applicant is advised that any works on the hghway for the access must be agreed with the WSCC Local Engineer and carried out under licence. Contact should be made to the Area Engineer, West Sussex County Council, Drayton Lane, Drayton, Chichester, West Sussex, P020 6BW, (Tel: 01243 836900) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

INFORMATIVE: The applicant is advised to contact Mike Thomas, Traffic Regulation Order Team, West Sussex County Council, Northleigh, Chichester, West Sussex, PO19 1RH, (Tel: 01243 382002) to obtain further information involved with re-siting the designated disabled bay.

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: GEN2, GEN7

NATIONAL POLICIES: PPS1

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

Case Officer: Mrs J Chapman

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

Date of Decision: **8th November 2011**

Date Decision Issued: **8th November 2011**



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

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).