TOWN AND COUNTRY PLANNING ACT 1990

FP/204/88

Outline Application for Erection of 11 flats for elderly persons, one detached house and garage and conversion of Outerwkye House to 4 flats (Consent BR/773/75/LB refers).

Outerwyke House
55 Felpham Way
Felpham
Bognor Regis West Sussex

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
22 Sudley Road
Bognor Regis
West Sussex

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

21st February 1989

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Felpham
Bognor Regis West Sussex

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.

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CONDITION No : and finishes and, where so required by the Local Planning Author such materials and finishes to be used for the external walls and roofs of the proposed buildings and in the construction of any boundary walling have been submitted to and approved by the Local Planning Authority.

REASON : in detail in the interests of amenity.

CONDITION 4 : No development shall be carried out until precise details of the

surfacing treatment to all hardened areas of the development 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.

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CONDITION 5 : In the event of any part of the front boundary wall being affected by the visibility splay requirements the subject of condition number 13 below, new boundary walling shall be provided along the back of the splay line to the same height as the existing wall and the construction of the walling shall be carried out as far as may be practicable using the original materials. Any variation from the original materials and external appearance must be with the written approval of the Local Planning Authority. Such work shall be completed to the satisfaction of the Local Planning Authority prior to the occupation of the dwellings.

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

CONDITION 6 : No alterations shall be carried out to the Listed Building, necessary in the implementation of this permission, unless permission is granted by the Local Planning Authority on an application in that behalf.

REASON : To preserve the special character of the building for the future.

CONDITION 7 : 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 no dwellings shall be occupied until such screen walls and/or fences associated with them have been erected.

REASON : In the interests of amenity.

CONDITION 8 : The dwellings hereby permitted shall not be occupied until provision for car parking has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cars.

REASON : To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways.

CONDITION 9 : The dwellings shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been 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.

REASON : In the interests of road safety.

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CONDITION 10 : The dwellings 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.

CONDITION 11 : The dwellings 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 12 : No work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building or other operations on the site throughout the period of work required to implement the development hereby permitted

REASON : In the interests of road safety.

CONDITION 13 : The proposed new estate road shall be laid out to include visibility splay areas at both sides of its junction with Felpham Way.
These splay areas are to be defined by:

(i) A line 4.5 metres long measured along the centre line of the proposed estate road from the line of the nearer edge of the carriageway of Felpham Way.

(ii) A line 70 metres long measured along the nearer edge of the carriageway of Felpham Way from its intersection with the centre line of the proposed road.

(iii) The straight line joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned splay areas have been provided and thereafter the said splay areas shall be kept free any obstruction over 0.6 metre above the level of the carriageway of Felpham Way.

REASON : In the interests of road safety.

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CONDITION 14 : The development hereby permitted shall not proceed until details of the proposed surface water and foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

REASON : To ensure that the proposed development is satisfactorily drained.

CONDITION 15 : No development, including site works of any description, shall take place on the site 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 or group of trees 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. 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 :