TOWN AND COUNTRY PLANNING ACT 1990

FP/31/97

Replace 4 No. flats previously
permitted by FP/138/95 with
2no. 4 bedroom houses plots
10 & 11.

Jacken Close
Summerley Estate
Bognor Regis

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: Mr G Evans
94 Pagham Road
Pagham
Bognor Regis
West Sussex PO21 4NN

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

21st March 1997

FP/31/97	Replace 4 No. flats previously permitted by FP/138/95 with 2no. 4 bedroom houses plots 10 & 11.	Jacken Close Summerley Estate Bognor Regis

CONDITION 1 : The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON : To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 2 : 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 3 : The existing public rights of way across the site shall remain undisturbed unless and until legally stopped up or diverted prior to the commencement of any of the development hereby permitted. The alignment of any public right of way shall be protected by being clearly demarcated, signed, surfaced, fenced, as may be approved by the Local Planning Authority throughout the course of the development.

REASON : To safeguard the rights of the public.

CONDITION 4 : 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 no building shall 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 5 : No development shall take place until there has been submitted to and approved by, the Local Planning Authority, a landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion

of the development whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON : In the interests of amenity and of the environment of the development.

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CONDITION 6 : 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 7 : Details relating to the detached garage on plot 11 shall be submitted to and approved in writing by the Local Planning Authority before development is commenced.

REASON : In order to control the development in the interests of visual amenity.

CONDITION 8 : Before development is commenced the bund as indicated on the approved drawings and sited on Plot 4 shall be constructed and completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON : In order to safeguard adjoining land from flooding.