TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE COPY CONSENT

Application Ref: FP/36/03/

1 **To Addressee**

Mrs E Lawrence
Woodend
Water Lane
Storrington
West Sussex
RH20 3LY

2 **Site Address**

78 Downview Road
Bognor Regis

3 **Description of Development**

Redevelopment of site for 2 No. detached dwellings and associated access. Re-submission of FP/71/02

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 5 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 be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed dwellings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the dwellings.

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 in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft, policy EVT7 of the Arun District Local Plan and policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 3 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 in accordance with policy EVT7 of Arun District Local Plan and policy GEN7 of Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 4 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 the amenities of adjoining residential occupiers and the locality in general in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft, policy EVT7 of the Arun District Local Plan and policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 5 No windows or other such openings shall be constructed in the east roof slopes of either Plots 1 or 2 without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies B1, G1, G5 of the West Sussex Structure Plan; DEV1 of the West Sussex Structure Plan Deposit Draft; EVT7 of the Arun District Local Plan; and GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 6 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: In order to prevent pollution of the water environment in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft, policy EVT7 of the Arun District Local Plan and policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

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

Case Officer: Mrs A Gardner

16th April 2003

Decision Notice Issued:

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