

TOWN AND COUNTRY PLANNING ACT 1990



DECISION NOTICE

Application Ref: FP/49/09/

1 To Addressee

Ivon Blumer Architects Ltd
41 The Studio
West Drive
Aldwick Bay
Bognor Regis
PO21 4LZ

2 Site Address

Sea Lodge, Sea Bank & Sea Grit
Outram Road
Felpham

3 Description of Development

Refurbishment of Sea Bank and Sea Lodge including revised front and side elevations.
Demolition of Sea Grit and the construction of a new 3/4 storey detached house.

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 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 external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 3 The development shall not proceed until details of the proposed surface water drainage and means of disposal have been submitted and approved by the Local Planning Authority. Surface water drainage shall be carried out in accordance with such details and in conjunction with associated building works. No building shall be occupied until the drainage works have been carried out in accordance with such details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7, GEN9 of the Arun District Local Plan.

CONDITION 4 No development approved by this permission shall commence until details of the emergency plan during flood events have been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the safety of occupants in accordance with Arun District Local Plan policy GEN10 and Paragraph 8 of PPS25.

CONDITION 5 No development approved by this permission shall commence until details of the flood barriers and gates (as referred to at 6.19 and 6.20 of the submitted FRA have been submitted and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To reduce flood risk in accordance with Arun District Local Plan policy GEN10 and Paragraph 8 of PPS25.

CONDITION 6 Floor levels of habitable rooms are set no lower than 6.5m above Ordnance Datum (AOD) as stated in part 4 of the design and access statement.

Reason: To mitigate the risk of flooding in accordance with policy GEN11 of the Arun District Local Plan and PPS25.

CONDITION 7 The building shall not be occupied until the covered secure cycle parking spaces have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the secure cycle parking.

Reason: To ensure that adequate and satisfactory provision is made for the for cycle storage in accordance with policy GEN7 of the Arun District Local Plan.

CONDITION 8 The access to the proposed site shall be laid out to provide visibility splays on each side of the access 2m by 2m has been provided on either side of the access onto Outram Road.

The 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 in accordance with policy GEN7 of the Arun District Local Plan.

CONDITION 9 The buildings shall not be occupied until the parking spaces shown on the submitted plans have been provided, surfaced and marked out in accordance with a detailed construction plan to be submitted to and approved in writing by the planning authority. The areas of land so provided shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

CONDITION 10 The balconies on the west elevation of plot 3 shall be provided prior to first occupation of the dwellings hereby permitted and shall thereafter be retained in situ and shall at all times be glazed with obscured glass to a height of 1.8m.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy of the Arun District Local Plan.

CONDITION 11 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 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 in accordance with policy GEN7 of the Arun District Local Plan.

CONDITION 12 INFORMATIVE

The proposal to remove the concrete steps and infill the openings within the raised concrete sea defence needs to have formal approval from the Environment Agency under its byelaws. This aspect will need careful consideration by the applicant to ensure it will be undertaken sympathetically to its surrounding (i.e. carefully blended in to match existing).

CONDITION 13 A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel. 01962 858688), or www.southernwater.co.uk.

INFORMATIVE:

Contaminated Land

It is recommended that the requirements of PPS23 Planning and Pollution Control Annex2: Development on Land Affected by Contamination.

INFORMATIVE: The West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stock of materials as the use of the adjacent highway for these purposes may not be acceptable under the terms of the Highways Act.

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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 or with regard to flooding and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, DEV10, DEV12

SOUTH EAST PLAN: H5, NRM4

NATIONAL POLICIES: PPS1, PPS3, PPG13, PPS25

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

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

Case Officer: Mrs S Leeson

Date of Decision:

17th June 2009

Date Decision Issued:

18th June 2009



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 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 Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

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 First 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 District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions 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).