



**The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015 - Article 6
Application for Approval of Reserved Matters Following
Outline Approval**

DECISION NOTICE

Application Ref: F/5/18/RES

1 To Addressee

Advoco Planning Limited
14 Oak Hill
Alresford
Hampshire
SO24 9LB

2 Site Address

Land South of Burndell Road
Yapton
BN18 0HR

3 Description of Development

Approval of reserved matters following outline consent F/7/15/OUT relating to appearance, landscaping, layout & scale for residential development comprising of 45No. dwellings. This application also lies within the parish of Yapton. Resubmission of F/23/16/RES

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 plans and subject to the following conditions

- 1 The development hereby approved shall be carried out in accordance with the following approved plans;

Location Plan - dwg no. 18-1012-001
 Site Plan - dwg no. 18-1012-006-A
 Garages and Garden Store Plans - dwg no. 18-1012-052-1st
 Boundary Wall and Fence Details - dwg no. 18-1012-051-1st
 Massing and Active Frontages Plan - dwg no. 18-1012-007
 Site Sections - ddwg no. 18-1012-050-1s
 Plot 1 - Floor Plans & Elevations - 18-1012-020-B
 Plot 2 & 31 - Floor Plans & Elevations - 18-1012-021-B
 Plot 3 - Floor Plans & Elevations - 18-1012-022-B
 Plot 4 & 5 - Floor Plans & Elevations - 18-1012-023-B
 Plot 6, 7 & 37 - Floor Plans & Elevations - 18-1012-024-B
 Plot 8 - Floor Plans & Elevations - 18-1012-025-B
 Plot 9 & 10 - Floor Plans & Elevations - 18-1012-026-B
 Plot 11, 12, 29 & 30 - Floor Plans & Elevations - 18-1012-027-B
 Plot 13 - 16 - Floor Plans & Elevations - 18-1012-028-A
 Plot 17 - Floor Plans & Elevations - 18-1012-029-B
 Plot 18-19 - Floor Plans & Elevations - 18-1012-030-B
 Plot 20-21 - Floor Plans & Elevations - 18-1012-031-B
 Plot 22-24 - Floor Plans & Elevations - 18-1012-032-A
 Plot 25-28 - Floor Plans & Elevations - 18-1012-033-B
 Plot 34 - Floor Plans & Elevations - 18-1012-036-B
 Plot 33 - Floor Plans & Elevations - 18-1012-035-B
 Plot 32 - Floor Plans & Elevations - 18-1012-034-B
 Plot 35 - Floor Plans & Elevations - 18-1012-037-B
 Plot 36 - Floor Plans & Elevations - 18-1012-038-B
 Plots 38, 39, 40 & 41 - Floor Plans & Elevations - 18-1012-039-B
 Plots 42 & 43 - Floor Plans & Elevations - 18-1012-040-1st
 Plots 44 & 45 - Floor Plans & Elevations - 18-1012-041-B

Landscape General Arrangements (Sheet 1 of 4) dwg. 1938-1001 P04
 Landscape General Arrangements (Sheet 2 of 4) dwg. 1938-1001 P04
 Landscape General Arrangements (Sheet 3 of 4) dwg. 1938-1001 P04
 Landscape General Arrangements (Sheet 4 of 4) dwg. 1938-1001 P04
 Soft Landscape Proposals (Sheet 1 of 4) dwg. 1938-3001-P01
 Soft Landscape Proposals (Sheet 2 of 4) dwg. 1938-3002-P01
 Soft Landscape Proposals (Sheet 3 of 4) dwg. 1938-3003-P01
 Soft Landscape Proposals (Sheet 4 of 4) dwg. 1938-3004-P01

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.

- 2 No dwelling shall be occupied until the parking spaces, turning facilities and garages for that dwelling shown on the approved plans have been provided and constructed for the dwelling to which they relate. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

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

- 3 Full details of the pumping station's design, including elevations and floor plans, if required, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of residential and visual amenity in accordance with policy with Policy GEN7 of the Arun District Local Plan
- 4 Prior to the occupation of the first dwelling details of the LEAP, including equipment, fencing and connectivity to pathways shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity in accordance with Policy GEN7 of the Arun District Local Plan.
- 5 The walls situated between the parking spaces associated with plots 17, 18, 21, 22 and 23 and the public open space shall measure a maximum height of 1m.

Reason: In the interests of visual amenity in accordance with policy GEN7 of the Arun District Local Plan.
- 6 Notwithstanding the provisions of Schedule 2, Part 2, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no fences, walls, gates or other means of enclosure (other than those specified on the approved plans) shall be erected on land forward of the principal or side elevations of the dwellings, unless permission is granted by the Local Planning Authority on an application in that behalf.

Reasons: In the interests of visual amenity in accordance with policy GEN7 of the Arun District Local Plan.
- 7 Notwithstanding the provisions of Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no hardstanding shall be created on land forward of the principal or side elevation of the dwelling, unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In the interests of visual amenity in accordance with policy GEN7 of the Arun District Local Plan.

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are

discovered during the work, you must stop immediately and contact Natural England before continuing.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Mr D Easton

Date of Decision:

8 June 2018

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

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

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 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, and you want to appeal against this planning application decision, 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 you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

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