TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE COPY CONSENT

Application Ref: K/14/01/

1 **To Addressee**

Mr A Ryrie
56 Wolonsay Road
Broadfield
Crawley
West Sussex
RH11 9DL

2 **Site Address**

"Flagstones"
Gorse Avenue
Kingston Gorse

3 **Description of Development**

Demolition of existing house & erection of new detached dwelling

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 and samples of such materials and finishes to be used for external walls and roof of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy G1 of the West Sussex Structure Plan, G2 of the West Sussex Structure Plan (not formally adopted), EVT7 of the Arun District Local Plan and policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 3 No development shall be carried out until all buildings and structures existing on the application site at the date of this permission have been demolished, the debris removed from the site and the site cleared.

Reason: In the interests of the amenities of the locality in accordance with policy G1 of the West Sussex Structure Plan, G2 of the West Sussex Structure Plan (not formally adopted), EVT7 of the Arun District Local Plan and policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 4 This permission relates also to the additional plans submitted on 3rd July 2001 for walling details.

Reason: For the avoidance of doubt.

CONDITION 5 The windows on the first floor of the east elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies B1, G1 and G5 of the West Sussex Structure Plan, G1, G2 and G7 of the West Sussex Structure Plan (not formally adopted), policy EVT7 of the Arun District Local Plan and policies GEN7 and DEV20 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 6 No windows other than those shown on the plans hereby approved shall be constructed at first floor level in the west elevation of the extension level hereby permitted which adjoins the side boundary with High Hobby 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 and G5 of the West Sussex Structure Plan, G1, G2 and G7 of the West Sussex Structure Plan (not formally adopted), policy EVT7 of the Arun District Local Plan and policy GEN7 and DEV20 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 7 No development shall be carried out until all buildings and structures existing on the application site at the date of this permission have been demolished, the debris removed from the site and the site cleared.

Reason: In the interests of the amenities of the locality in accordance with policy G1 of the West Sussex Structure Plan, G2 of the West Sussex Structure Plan (not formally adopted), 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 S Leeson

8th August 2001

Decision Notice Issued:

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