

DECISION NOTICE

Application Ref: K/53/21/HH

1 To Addressee

Mr T Unsted
55-57 SEa Lane
Rustington
BN16 2RQ

2 Site Address

Rock Cottage
18 Coastal Road
East Presston
BN16 1SJ

3 Description of Development

Side extension with catslide roof and alterations.

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 plans and subject to the following conditions.

- 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).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- PROPOSED ELEVATIONS AND ROOF PLAN 21/4858/5
- PROPOSED FLOOR PLANS 21/4858/4
- LOCATION AND BLOCK PLANS 21/4858/1

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The 2 No. Rooflights on the western elevation of the proposal hereby approved shall at all times be obscure glazed to a minimum height of 1.7m from the finished floor level. The screening shall be retained in perpetuity.

Reason: For avoidance of adverse impacts on neighbouring properties by way of overlooking, so

as to remain in accordance with policies D DM1(3) & D DM4(c) of the Arun Local Plan.

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: Harry Chalk

Decision Issued: **20th January 2022**

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

NOTES RELATING TO THE PLANNING (HAZARDOUS SUBSTANCES) ACT 1990

TOWN & COUNTRY PLANNING ACT 1990

By Section 21 of The Planning(Hazardous Substances)Act 1990 where an applicant is aggrieved by the decision on an application he may appeal to the First Secretary of State within 6 months of the date of the notice of the decision, or such longer period as the Secretary of State may at any time allow.

Apply in writing to:

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

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).