

TOWN AND COUNTRY PLANNING ACT 1990

LU/27/96

Construction of 8 Courtyard
Dwellings with associated
moorings

The Old Boatyard
River Road
Littlehampton

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.

TO: Harding Neill & Watson
11 West Pallant
Chichester
West Sussex

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

27th September 1996

LU/27/96

Construction of 3 Courtyard
Dwellings with associated
moorings

The Old Boatyard
River Road
Littlehampton

CONDITION 1 : The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON : To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 2 : The dwellings shall not be occupied until the parking spaces, turning facilities and garages shown on the submitted plans have been provided and constructed. 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 accommodation of vehicles clear of the highways.

CONDITION 3 : The site lines and splay areas to individual accesses shall be kept free from any obstruction to visibility in excess of 0.6 metres.

REASON : In the interests of road safety.

CONDITION 4 : No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority.

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.

CONDITION 5 : No development shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls and/or fences associated with them have been erected.

REASON : In the interests of amenity.

CONDITION 6 : Before the dwellings are first occupied a pedestrian walkway between River Road and the River together with a seating area to the rear of

units 7 and 8, shall be provided to the satisfaction of the Local Planning Authority.

REASON : In the interests of amenity.

CONDITION 7 : 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 : In the interests of the character and visual amenities of the locality.

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CONDITION 8 : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no buildings or structures shall be erected within the curtilages of the dwellings without the prior permission of the Local Planning Authority on an application in that behalf.

REASON : In the interests of the character and visual amenities of the locality.

CONDITION 9 : No development shall take place unless and until there has been

submitted to and approved by the Local Planning Authority a scheme of landscaping hard and soft, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

REASON : In the interests of amenity and of the environment of the development.

CONDITION 10 : All planting, seeding or turfing comprised in the approved details of 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 5 years from the completion of the 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.

CONDITION 11 : This permission relates to the layout and floor plans submitted on 29th May 1996 and elevation plans submitted on 1st May 1996 and not to the plans originally submitted.

REASON : For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

INFORMATIVE

The buildings shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the suggested specification may be obtained from the Area Highway Engineer, Southern Area Office, West Sussex County Council, Clapham Common, Clapham, Worthing, West Sussex. BN13 3UR. Telephone 01903 871444.

INFORMATIVE

Please note that related to this permission there is an agreement under Section 106 of the Town and Country Planning Act 1990.

