

DECISION NOTICE

Application Ref: LU/134/21/PL

1 To Addressee

Fuller Associates
10-11 The Parade
Willowhayne Crescent
East Preston
BN16 1NS

2 Site Address

The Farm
39 East Street
Littlehampton
BN17 6AU

3 Description of Development

Subdivision of a single listed building into 2 No. separate dwellings & essential roof strengthening work. This site may affect the setting of listed buildings, affects the character & appearance of the East Street Conservation Area & is in CIL Zone 4 (Zero Rated) as other development.

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:

1. Cellar, Ground Floor and First Floor Plans - Proposed (drawing no. 203104/ 03), with exception of fireplace chimney breast in first floor bathroom to Plot 1 which shall not be removed but shall be retained.

2. Elevations - Proposed (drawing no. 203104/ 04).

3. Sections A, B, C and D - Proposed (drawing no. 203104/ 05).

4. Addendum document (received 29/07/2021) - showing fireplace chimney breast in first floor bathroom to Plot 1 shall be retained, and ground floor kitchen modern fireplace to Plot 1 shall be removed and replaced with traditional tiled fireplace and larder.
5. Method Statement on roof strengthening works (prepared by Bryceson Shaw Associates, dated November 2020).
6. Email from agent Fuller Associates dated 25th June regarding ground floor fireplace and first floor chimney breast proposals.
7. Roof Resin information PDFs 1 and 2 (enq./job no. 5460, dated 29/04/2021)
8. Roof resin repair - before and after photos supplied 7th May 2021

Reason: For the avoidance of doubt and in the interests of heritage, amenity and the environment in accordance with policies HER SP1, HER DM1, HER DM3, D SP1, D DM1, QE SP1, W DM1, T SP1 and T DM1 of the Arun Local Plan.

- 3 No development shall commence until full details (at a scale of 1:10 or 1:50) of the new external doors and windows (including sections) and their treatment along with details of the new porches have been submitted to and approved in writing by the Local Planning Authority. These works shall then be undertaken in strict accordance with the approved details and thereafter retained as such.

Reason: To protect the significance of the listed building and its setting and the character and appearance of the Conservation Area, in accordance with policies HER SP1, HER DM1 and HER DM3 of the Arun Local Plan.

- 4 No development shall commence until details of the proposed removal of existing unsympathetic modern windows and their replacement and re-use of existing traditional windows have been submitted to and approved in writing by the Local Planning Authority. These works shall then be undertaken in strict accordance with the approved details and thereafter retained as such.

Reason: To protect the significance of the listed building and its setting and the character and appearance of the Conservation Area, in accordance with policies HER SP1, HER DM1 and HER DM3 of the Arun Local Plan.

- 5 No development shall commence until details (at a scale of 1:10 or 1:50) of all new internal joinery such as doors and skirting boards have been submitted to and approved in writing by the Local Planning Authority. These works shall then be undertaken in strict accordance with the approved details and thereafter retained as such.

Reason: To protect the significance of the listed building in accordance with policies HER SP1 and HER DM3 of the Arun Local Plan and the National Planning Policy Framework.

- 6 Prior to the installation of any boundary treatments to the 2 plots or any alterations to existing boundary treatments, full details of the proposed location, heights, materials and finishes of these new/altered boundary treatments must be submitted to and approved in writing by the Local Planning Authority. Any approved boundary treatments will then be altered/installed and retained thereafter in strict accordance with the approved details.

Reason: To protect the significance of the listed building and its setting and the character and appearance of the Conservation Area, in accordance with policies HER SP1, HER DM1 and HER DM3 of the Arun Local Plan.

- 7 Prior to occupation of the development hereby approved, on-site car parking shall be provided (a

minimum of 2 spaces per Plot) in accordance with the Parking Plan received 29/07/2021.

Reason: To ensure the dwellings have adequate on-site car parking provision, in accordance with policy T SP1 of the Arun Local Plan and the Arun Parking SPD (2020).

- 8 Prior to occupation of the development hereby approved, electric vehicle charging point provision shall be made for 100% of the car parking spaces (minimum of 2 spaces per plot). These shall be retained and maintained in good working order thereafter.

Reason: To encourage sustainable modes of travel, the use renewable energy and improve air quality, in accordance policies T DM1, E ECC1, E ECC2 and QE DM3 of the Arun Local Plan and the Arun Parking SPD (2020).

- 9 Prior to occupation of the development hereby approved, details of on-site cycle parking storage (a minimum of 1 space for 2 bed dwelling and 2 spaces for 3 bed dwelling) must be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be installed and retained thereafter.

Reason: To ensure the dwellings have adequate on-site cycle parking provision and to encourage sustainable modes of travel, in accordance with policies T SP1 and T DM1 of the Arun Local Plan and the Arun Parking SPD (2020).

- 10 Prior to first occupation of the dwellings, adequate refuse and recycling provision (in the form of 1 x 240l refuse bin and 1 x 240l recycling bin per property) shall be made for each dwelling and thereafter retained in perpetuity. Bins shall be stored to the rear/west of the property as shown in the approved plans and allow for kerbside collection by municipal refuse vehicles from Fransican Way.

Reason: To ensure adequate waste provision for the occupants of the dwellings and allow for kerbside collection, in accordance with policy WM DM1 of the Arun Local Plan.

- 11 No part of the development shall be first occupied until the biodiversity enhancements set out in the Biodiversity Site Plan (received 14/08/2021) submitted have been implemented and shall include:

- 1 bird box to plot 1
- 1 bird box to plot 2
- Log piles to plots 1 and 2

These measures shall remain on site in perpetuity.

Reason: To enhance biodiversity and result in Biodiversity Net Gain in accordance with the Environment Bill, National Planning Policy Framework and policy ENV DM5 of the Arun Local Plan.

This application is subject to the Community Infrastructure Levy (CIL) as levied under Arun district Council's CIL Charging Schedule as adopted on 15th January 2020.

Shortly you will receive a Liability Notice which includes the calculated charge and person(s) liable to pay. If you have not submitted all the necessary CIL forms such as Assumption for Liability ([Form 2](#)) or any appropriate exemption or relief forms available on the Council's website <https://www.arun.gov.uk/cil> you must do so prior to commencement of your development. Failure to do so would invalidate any claim for exemption or relief. Furthermore, you must remember to submit your Commencement Notice no later than the day

before the day on which the chargeable development is to commence. Failure to do so could result in a surcharge of up to £2,500.

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: 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments (Plot 1 first floor bathroom chimney breast to be retained, provision of Parking Plan and Biodiversity Enhancement Plan) to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Ms Myer

Decision Issued: 18th August 2021

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 6 months 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.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

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 public highway (including the placing of skips on

highway land).