



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: LU/201/16/RES

1

To Addressee

Savills UK
 2 Charlotte Place
 Southampton

SO14 0TB

2

Site Address

Windroos Nursery
 Worthing Road

BN17 6LY

3

Description of Development

Approval of reserved matters following outline consent LU/229/10/ for appearance, landscaping, layout & scale for 84 No. dwellings

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:

13121 P.10.001 P1 - Site Location Plan
 13121 P10.005 P2 Proposed Site Plan 1 of 2 and 2 of 2
 13121 p10.010 C - tree protection plan
 13121- SK01 A Site Plan 13121 P.10.006 P3 1 of 2 Planting Plan
 13121- SK01 A Site Plan 13121 P.10.006 P3 2 of 2 Planting Plan
 063.5001.108 - Infiltration Structures
 063.0001.002 P5 Refuse Tracking Plan
 063.0001.001 P5 Fire Tender tracking Plan
 063.5001.004 Rev A Extent of Highway Adoption
 063.0001.003 P4 Internal Visibility Splays
 13121 P20.001 P2 house Type A & B
 13121 P20.002 P2 house Type C
 13121 P20.003 P2 house Type D
 13121 P20.004 P2 house Type E
 13121 P20.005 P1 house Type F
 13121 P20.007 P2 - 2 bed flats elevations
 13121 P20.006 P2 - 2 bed flats floor plans
 13121 P10.008 P2 Hard Landscaping Plans 1 of 2
 13121 P10.008 P2 Hard Landscaping Plans 2 of 2
 13121 P20.010 P2 Street Elevations A-A to C-C
 13121 P20.011 P2 Street Elevations D-D to F-F
 13121 P20.012 P2 Street Elevations G-G to J-J
 13121 P20.013 P2 Street Elevations K-K to M-M
 13121 P20.014 P2 Street Elevations N-N to Q-Q

Reason: For the avoidance of doubt and in the interests of amenity and the environment and in line with policies GEN7 of the Arun District Local Plan and Policies H DM1, H DM2, D SP1, D DM1, D DM2 and D DM3 of the Emerging Arun District Local Plan.

- 2 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy GEN7 of the Arun District Local Plan.

- 3 No dwelling shall be occupied until provision for their car parking has been made within the site in accordance with the approved details shown on 13121 P10.005 P2 Proposed Site Plan 1 of 2 and 2 of 2 by the Local Planning Authority and such provision shall thereafter be used only for the parking of cars.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways and in accordance with Policy GEN7 of the Arun District 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments 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.

INFORMATIVE: The permission is approved but there is a requirement for conditions included in outline decision LU/229/10 to be discharged.



Neil Crowther
Group Head of Planning

Case Officer: David Innes

Date of Decision:

5 May 2017

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 public highway (including the placing of skips on highway land).