ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015
Application for Planning Permission for Works or Extension to a Dwelling
DECISION NOTICE

Application Ref: LU/265/17/HH

1 **To Addressee**

Caldotec Ltd
11 The Parade
Willowhayne Crescent
East Preston
West Sussex
BN16 1NS

2 **Site Address**

Dormy Cottage
Rope Walk

BN17 5DE

3 **Description of Development**

1 No. bedroom detached annexe with garage (resubmission of LU/281/16/HH).

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
16055/01 & 16055/02.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 No development above damp proof course (DPC) level shall take place unless and until samples of such materials and finishes to be used for external walls and roofs 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/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

4 The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Dormy Cottage, Rope Walk, Littlehampton, BN17 5DE and shall not be sold, let or occupied separately from the main residential use of the property known as Dormy Cottage, Rope Walk, Littlehampton, BN17 5DE

Reason: In the interests of the amenity and character of the area in accordance with policy GEN7 of the Local Plan.

5 The finished floor levels for habitable/sleeping accommodation should be set no lower than 4.33m above Ordnance Datum (AOD).

Reason
To reduce the risk of flooding to the proposed development and future occupants.

6 The mitigation measures, identified in the flood risk assessment, submitted by the applicant and prepared by UNDA dated September 2016, reference FRA86591- Caldotec- Rope Walk shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason
To reduce the risk of flooding to the proposed development and future occupants.

7 The garages and garage /workshop hereby approved at ground floor level shall only be used for the purposes of parking of vehicles or ancillary residential activities and not used for any habitable accommodation without the consent, in writing, of the Council.

Reason
To reduce the risk of flooding to the proposed development and future occupants.

INFORMATIVE: Any works in under or over the Ropewalk Ditch,a classified main river under the jurisdiction of the Environment Agency or within 8 metres from the watercourse bank edges, a Flood Risk activity Permit (FRAP) will need to be applied for.

INFORMATIVE: The Environment Agency recommend that the previously identified flood resilience measures be implemented. Any flood plan which should be included so as future occupants are aware of what to do in a flood event. The plan will likely include registration with the Environment Agency's flood warning service. However ultimately any flood plan would be

determined by the local authority's emergency planning officer/team

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.

Case Officer: Mark Jones

Date of Decision: **20 October 2017**

Neil Crowther
Group Head of Planning

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.

As this is a decision on a Householder application, if you want to appeal, then you must do so within 12 weeks 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