

DECISION NOTICE

Application Ref: LU/305/19/RES

1 To Addressee

Mr R Clark
Persimmon Homes Thames Valley
Knoll Road
Camberley
GU15 3TQ

2 Site Address

Parcel A2/B6
Hampton Park
Toddington Lane
Littlehampton
BN17 7PL

3 Description of Development

Application for Reserved Matters following outline permission LU/47/11 for 45 dwellings - this application may affect the setting of a Listed Building - This is a re-submission of LU/379/18/RES

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 compliance with the following conditions and Section 106 Agreement.

- 1 The development hereby approved shall be carried out in accordance with the following approved drawings and submitted materials:

Drawing No. 544_PL_001 Rev. A - Location Plan
Drawing No. 544_PL_100 Rev. K - Planning Layout
Drawing No. 544_PL_101 Rev. K - Planning Layout - COLOUR
Drawing No. 544_PL_102 Rev. K - Tenure Plan
Drawing No. 544_PL_103 Rev. K - Storey Heights Plan
Drawing No. 544_PL_104 Rev. K - Unit Types Plan
Drawing No. 544_PL_105 Rev. K - Parking Strategy Plan
Drawing No. 544_PL_106 Rev. L - Roof Finishes Plan
Drawing No. 544_PL_107 Rev. M - External Wall Finishes Plan
Drawing No. 544_PL_108 Rev. K - Refuse & Fire Strategy Plan
Drawing No. 544_PL_109 Rev. K - Character Areas Plan
Drawing No. 544_PL_110 Rev. K - External Works Plan

Drawing No. 544_PL_BCS_100 Rev. C - Bin & Cycle Store - Proposed Floor Plan & Elevations - Plots 28 - 33

Drawing No. 544_PL_SS_100 Rev. G - Street Scenes

Drawing No. 544_PL_ALN_100 Rev. C - Alnwick House Type - Proposed Floor Plans

Drawing No. 544_PL_ALN_200 Rev. C - Alnwick House Type - Proposed Elevations - Brick

Drawing No. 544_PL_ASH_100 - Ashworth House Type - Proposed Floor Plans

Drawing No. 544_PL_ASH_200 - Ashworth House Type - Proposed Elevations - Brick & Flint

Drawing No. 544_PL_ASH_202 - Ashworth House Type - Proposed Elevations - Brick

Drawing No. 544_PL_CLA.CR_100 Rev. C - Clayton Corner House Type - Proposed Floor Plans

Drawing No. 544_PL_CLA.CR_200 Rev. A - Clayton Corner House Type - Proposed Elevations - Brick

Drawing No. 544_PL_CLA.CR_201 Rev. B - Clayton Corner House Type - Proposed Elevations - Brick & Flint

Drawing No. 544_PL_CLA_100 Rev. C - Clayton House Type - Proposed Floor Plans

Drawing No. 544_PL_CLA_201 Rev. B - Clayton House Type - Proposed Elevations - Tile Hanging

Drawing No. 544_PL_HAN_100 Rev. C - Hanbury House Type - Proposed Floor Plans

Drawing No. 544_PL_HAN_200 Rev. B - Hanbury House Type - Proposed Elevations - Brick

Drawing No. 544_PL_HAN_201 Rev. C - Hanbury House Type - Proposed Elevations - Brick & Flint

Drawing No. 544_PL_HAT_100 Rev. E - Hatfield House Type - Proposed Floor Plans

Drawing No. 544_PL_HAT_200 Rev. C - Hatfield House Type - Proposed Elevations - Weatherboard

Drawing No. 544_PL_HAT_201 Rev. D - Hatfield House Type - Proposed Elevations - Brick

Drawing No. 544_PL_HAT_202 Rev. D - Hatfield House Type - Proposed Elevations - Weatherboard

Drawing No. 544_PL_DER.CR_100 - Derwent Corner House Type - Proposed Floor Plans

Drawing No. 544_PL_DER.CR_200 Rev. A - Derwent Corner House Type - Proposed Elevations - Brick

Drawing No. 544_PL_3BCH_100 - 3 Bed Coach House, House Type - Proposed Floor Plans

Drawing No. 544_PL_3BCH_200 - 3 Bed Coach House, House Type - Proposed Elevations - Weatherboard

Drawing No. 544_PL_3BH_100 Rev. B - 3BH House Type - Proposed Floor Plans

Drawing No. 544_PL_3BH_200 Rev. B - 3BH House Type - Proposed Elevations - Brick & Render

Drawing No. 544_PL_BLK_B_100 Rev. A - Apartment Block B - Ground Floor Plan - Plots 36 - 39

Drawing No. 544_PL_BLK_B_101 Rev. C - Apartment Block B - First Floor Plan - Plots 40 - 43

Drawing No. 544_PL_BLK_B_102 Rev. B - Apartment Block B - Second Floor Plan - Plots 44 - 46

Drawing No. 544_PL_BLK_B_200 Rev. B - Apartment Block B - Elevation - Plots 36 - 46

Drawing No. 544_PL_BLK_B_201 Rev. B - Apartment Block B - Elevation - Plots 36 - 46

Drawing No. 544_PL_BLK_B_202 Rev. B - Apartment Block B - Elevation - Plots 36 - 46

Drawing No. 544_PL_BLK_B_203 Rev. B - Apartment Block B - Elevation - Plots 36 - 46

Drawing No. 544_PL_BLK_A_100 Rev. B - Apartment Block A - Ground Floor Plan - Plots 25 - 26

Drawing No. 544_PL_BLK_A101 Rev. C - Apartment Block A - First Floor Plan - Plots 27 -28

Drawing No. 544_PL_BLK_A_102 Rev. C - Apartment Block A - Second Floor Plan - Plots 29 -30

Drawing No. 544_PL_BLK_A_200 Rev. B - Apartment Block A - Elevation - Plots 25 - 30

Drawing No. 544_PL_BLK_A_201 Rev. B - Apartment Block A - Elevation - Plots 25 - 30

Drawing No. 544_PL_BLK_A_202 Rev. B - Apartment Block A - Elevation - Plots 25 - 30

Drawing No. 544_PL_BLK_A_203 Rev. C - Apartment Block A - Elevation - Plots 25 - 30

Drawing No. A088461 LA300 Rev. S - Parcel A2 & B6 - Landscape Layout

Drawing No. A088461 LA301 Rev. S - Parcel A2 & B6 - Proposed Planting: 1 of 2

Drawing No. A088461 LA302 Rev. S - Parcel A2 & B6 - Proposed Planting 2 of 2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

- 2 No development above damp proof course shall be carried out unless and until a statement of architectural detail has been submitted to and approved in writing by the Local Planning Authority. The 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan.

- 3 No dwelling shall be occupied until the road(s), footways, and casual parking areas serving it have been constructed, surfaced and drained in accordance with the approved plans and details.

Reason: To secure satisfactory standards of access for the proposed development, in accordance with Policy D DM1 the Arun Local Plan.

- 4 No dwelling shall be occupied until the garages for that dwelling shown on the approved plans have been provided and constructed for the dwelling to which they relate. The areas of land so provided shall not thereafter be used for any purpose other than the garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with Policy D DM1 of the Arun Local Plan.

- 5 Notwithstanding the provisions of Class A, A.1, (g) within 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 rear extensions to the dwelling houses shall be erected within the curtilage of the dwellings hereby permitted unless planning permission is first 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 D DM1 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 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 applicant is required to enter into a Section 59 Agreement under the 1980 Highways Act

to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process. Note this is only required if HGV traffic exceeds 20 movements per working day.

INFORMATIVE: Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works if they affect the existing public highway. The applicant should contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

INFORMATIVE: Section 38 Agreement of the 1980 Highways Act - Provision of Adoptable Highway

The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant should to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

INFORMATIVE: Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

INFORMATIVE: Temporary Developer Signage

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.



Neil Crowther
Group Head of Planning

Case Officer: Michael Eastham

Decision Issued: 6th April 2020

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).