TOWN AND COUNTRY PLANNING ACT 1990

LU/330/87

Outline Application for
construction of 6
semi-detached three-bedroomed
houses each with garage

Land on the south side of
Courtwick Lane bordered by
Cydweli & Millfield Barn
Factory Estate, 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: Store Property Developments
4 Churchill Court
The Street
Rustington
West Sussex

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

2nd September 1987

LU/330/87	Outline Application for construction of 6 semi-detached three-bedroomed houses each with garage	Land on the south side of Courtwick Lane bordered by Cydweli & Millfield Barn Factory Estate, Littlehampton

CONDITION 1 : The permission hereby granted is an outline permission under Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of three years beginning with the date of this permission:

(a) the design and external appearance of the buildings;
(b) the means of access to the site.

REASON : To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

CONDITION 2 : The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON : To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990

CONDITION 3 : The dwellings shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been constructed to a specification to be agreed with the Local Planning Authority.

Details of the suggested specification may be obtained from the Divisional Surveyor, West Sussex County Council, Area 2, Clapham Common, Clapham, Worthing BN13 3UR Telephone: Patching (0903874) 444.

REASON :

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CONDITION 4 : Before the dwellings are first occupied visibility splays measuring 2.0 metres by 2.4 metres based on the existing highway boundary shall be provided to the satisfaction of the Local Planning Authority on each side of the proposed accesses, and thereafter the splay areas so provided shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

REASON : In the interests of road safety.

CONDITION 5 : No development, including site works of any description, shall take place on the site until all the existing trees to be retained on the site have been protected by a fence to be approved by the Local Planning Authority erected around each tree or group of trees at a radius from the bole or boles of 5 metres or such distance as may be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings,plant machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

REASON :

CONDITION 6 : The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site.

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

CONDITION 7 : 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 dwelling shall be occupied until such screen walls and/or fences associated with them have been erected.

REASON : In the interests of amenity.