

TOWN AND COUNTRY PLANNING ACT 1990



DECISION NOTICE

Application Ref: LU/355/07/

1 To Addressee

Hargreaves Residential Develop
Rustington House
Worthing Road
Rustington
West Sussex
BN16 3PS

2 Site Address

Former HRI Site
Worthing Road
Littlehampton

3 Description of Development

Variation of Condition 1 to allow for Approval of reserved matters following the grant of outline planning permission LU/221/03 to amend the layout and revise house types for plots 187 to 192 - previously approved under LU/149/04, incorporating two additional residential units with associated parking & garaging.

4 Approval of reserved matters following outline approval.

In pursuance of their powers under this Act and related Orders and Regulations the Council APPROVE The Reserved Matters of the development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

CONDITION 1 No development shall take place until details of boundary treatment, including to Brookfield Park, have been submitted to and approved by the Local Planning Authority and no dwellings/buildings shall be occupied until such boundary treatment associated with them have been erected.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 2 Before development is commenced details of the on-site play areas shall be submitted to and agreed in writing by the Local Planning Authority. The plays areas, as agreed, shall be installed and available for use before the completion of the development or the occupation of the 100th dwelling, whichever is the soonest.

Reason: To ensure adequate on-site play provision in accordance with policy GEN8 of the Arun District Local Plan.

CONDITION 3 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: In order to prevent pollution of the water environment in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 4 The external walls and roof of the buildings shall be constructed in the materials and finishes detailed and approved in the schedule dated 11th July 2007.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 5 Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.

Reason: To prevent pollution of controlled waters in accordance with policy GEN26 of the Arun District Local Plan.

CONDITION 6 This permission relates to the plans as submitted and amended by substitute site plans dated 11th October 2007.

Reason: For the avoidance of doubt.

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise. Previous planning permissions have secured affordable housing provision.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1, DEV2, DEV3, DEV4, NE1, NE3, NE11, CH1, CH11, ERA1, ERA2.

LOCAL PLAN: GEN1, GEN2, GEN7, GEN8, GEN10, GEN32

NATIONAL POLICIES: PPS1, PPS3, PPG13, PPS25

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

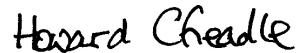
INFORMATIVE: The approval of this application does not purport to grant permission for the siting or construction of the foul water pumping station to the North West corner of the site approved under LU/439/03 adjacent to the LEAP. Nor does it purport to grant permission for the child's play facilities on site.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Miss K Brocklebank

Date of Decision: **7th December 2007**

Date Decision Issued: **7th December 2007**



Howard Cheadle
Head of Planning & Housing Strategy

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

NOTES RELATING TO PLANNING APPLICATION TOWN AND COUNTRY PLANNING ACT 1990

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 First Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

PURCHASE NOTICES

If either the local planning authority or the First 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 District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.