



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: LU/404/17/PL

1 To Addressee

Graham Nicolls
 21 King Street
 Arundel
 West Sussex
 BN18 9BJ

2 Site Address

2-6 Beach Road
 Littlehampton
 BN17 5HT

3 Description of Development

Removal & replacement of single storey outbuilding in retail use, removal of substandard first floor extension to flat No. 1 & structural repairs to existing main pitched roof.

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 drawings:

Drawing Number 030417/TP.01 Rev A - Proposed Ground Floor & Site & Location Plans - Dated 18.12.2017
 Drawing Number 030417/TP 02 - Proposed First Floor Plan - Dated 16.08.2017
 Drawing Number 030417/TP 03 Rev A - Proposed Second Floor and Roof Space Plans - Dated 26.10.2017
 Drawing Number 030417/TP 07 Rev A - Proposed South & North Elevations - Dated 26.10.2017
 Drawing Number 030417/TP 06 B - Proposed West Elevation - Dated 18.12.2017
 Drawing Number 030417/TP 05 - Existing & Proposed Roof Plans - Dated 30.10.2017
 Drawing Number 030517/TP 08 Rev A - Typical Section Proposed - 30.10.2017
 Drawing Number 030417/D1 Rev A - Proposed Ground Floor Demolition - Dated 05.07.2017
 Drawing Number 030417/D2 - Proposed First Floor Demolition - 24.05.2017
 Drawing Number 030417/D3 Rev A - Second Floor & Roof Space Demolition - Dated 31.10.2017
 Drawing Number 030417/D4 Rev A - Section Showing Existing & Demolition - Dated 31.10.2017
 Drawing Number 030417/D5 Rev A - South & West Elevations Showing Demolition - 31.10.2017

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 The materials and finishes of the external walls and roofs of the development hereby permitted shall match in colour, texture and finish those of the existing buildings.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 4 Development shall not commence until full details of proposed flood resilience measures have been submitted to and approved in writing by the Local Planning Authority. The flood resilience measures so approved shall be implemented prior to completion of the development.

Reason: To ensure that the proposed development is satisfactorily protected from flooding as the site is within Flood Zones 2 and 3, in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

INFORMATIVE: The Councils Engineering Services Manager has advised that the site has suffered from flooding in the past and has advised that the applicant is recommended to contact southern Water Services in relation to considering the efficacy of installing other flood defence measures such as bolt down drain covers and/or non-return valves on the drains.

Southern Water Services can be contacted as follows:

Southern Water,
 Sparrowgrove House,
 Sparrowgrove,

Otterbourne,
Hampshire
SO21 2SW

Tel: 0330 303 0119)

or

www.southernwater.co.uk

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.



Neil Crowther
Group Head of Planning

Case Officer: Ross Leal

Date of Decision:

13 February 2018

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