ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)
Application for Planning Permission
DECISION NOTICE

Application Ref: LU/43/14/

1 **To Addressee**

Bellway Homes Limited
Bellway Homes
Bellway House
Embankment Way
Castleman Business Centre
Ringwood
BH24 1EU

2 **Site Address**

Land Parcels 4A & 4B
Courtwick Lane

3 **Description of Development**

Approval of Reserved matters following Outline permission LU/355/10 for the appearance, landscaping, layout and scale of 90 dwellings (including 23 affordable dwellings) within land parcels 4A and 4B. Departure from the Development Plan.

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 conditions specified below.

1 No development shall be carried out unless and until a statement of architectural detail has been submitted to and approved in wrting 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 GEN7 of the Arun District Local Plan.

2 The development hereby approved shall be carried out in accordance with the following approved plans:

P802/BEL/PH4/01 C Planning Layout
P802/BEL/PH4/02 B Storey Height Layout
P802/BEL/PH4/03 D External Finishes Layout
P802/BEL/PH4/05 B Affordable Housing Layout
P802/BEL/PH4/06 B Parking Layout
P802/BEL/PH4/SS/01 C Street Scenes Sheet 1 of 2
P802/BEL/PH4/SS/02 C Street Scenes Sheet 2 of 2
P802/P4/1BF/101 Type 1BF Plans & Elevations Style 2 Brick
P802/P4/1BF2/101 Type 1BF2 Plans & Elevations Style 2 Brick
P802/P4/H05-1/101 Type H05-1 Plans & Elevations Style 6 Brick
P802/P4/H06-1/101 Type H06-1 Plans & Elevations Style 2 Brick
P802/P4/H06-2/101 Type H06-2 Plans & Elevations Style 6 Brick
P802/P4/H06-3/101 Type H06-3 Plans & Elevations Style 6 Render
P802/P4/H06-4/101 Type H06-4 Plans & Elevations Style 1 Brick
P802/P4/H07-1/101 Type H07-1 Plans & Elevations Style 6 Brick
P802/P4/H07-1/102 Type H07-1 Plans & Elevations Style 6 Render
P802/P4/H07-A/101 Type H07-A Plans & Elevations Style 2 Brick
P802/P4/H08-1/101 Type H08-1 Plans & Elevations Style 6 Brick
P802/P4/H08-1/102 Type H08-1 Plans & Elevations Style 6 Render
P802/P4/H08-2/101 Type H08-2 Plans & Elevations Style 1 Render
P802/P4/H11-1/101 Type H11-1 Plans & Roof Plan Style 5
P802/P4/H11-1/102 Type H11-1 Elevations Style 5 Brick & Tile
P802/P4/H11-1/103 Type H11-1 Elevations Style 5 Stone & Tile
P802/P4/H11-2/101 Type H11-2 Plans & Roof Plan Style 6 Render
P802/P4/H11-2/102 Type H11-2 Elevations Style 6 Render
P802/P4/H12-1/101 Type H12-1 Plans & Roof Plan Style 5
P802/P4/H12-1/102 Type H12-1 Elevations Style 5
P802/P4/H12-2/101 Type H12-2 Plans & Roof Plan Style 6 Render
P802/P4/H12-2/102 Type H12-2 Elevations Style 6 Render
P802/P4/H13-1/101 Type H13-1 Plans & Roof Plan Style 2 Brick
P802/P4/H13-1/102 Type H13-1 Elevations Style 2 Brick
P802/P4/H13-2/101 Type H13-2 Plans & Roof Plan Style 6 Brick
P802/P4/H13-2/102 Type H13-2 Elevations Style 6 Brick
P802/P4/H15-1/101 Type H15-1 Plans & Roof Plan Style 5
P802/P4/H15-1/102 Type H15-1 Elevations Style 5
P802/P4/H15-2/101 Type H15-2 Plans & Roof Plan Style 6
P802/P4/H15-2/102 Type H15-2 Elevations Style 6 Brick
P802/P4/H15-2/103 Type H15-2 Elevations Style 6 Render
P802/P4/H15-3/101 Type H15-3 Plans & Roof Plan Style 2 Brick
P802/P4/H15-3/102 Type H15-3 Elevations Style 2 Brick
P802/P4/H17-1/101 Type H17-1 Plans & Roof Plan Style 5
P802/P4/H17-1/102 Type H17-1 Elevations Style 5 Option 1
P802/P4/H17-1/103 Type H17-1 Elevations Style 5 Option 2
P802/P4/H17-2/101 Type H17-2 Plans & Roof Plan Style 6 Render
P802/P4/H17-2/102 Type H17-2 Elevations Style 6 Render
P802/P4/H391-A1/101 Type H391-A1 Plans & Elevations Style 2 Brick
P802/P4/H394/101 Type H394 Plans & Roof Plan Style 2
P802/P4/H394/102 Type H394 Front & Side Elevations Style 2
P802/P4/H394/103 Type H394 Rear & Side Elevations Style 2
P802/P4/S01-1/101 Type S01-1 Plans & Elevations Style 2 Brick
P802/P4/S01-1/102 Type S01-1 Plans & Elevations Style 2 Tile
P802/P4/S01-2/101 Type S01-2 Plans & Elevations Style 6 Brick
P802/P4/S01-4/101 Type S01-4 Plans & Elevations Style 1 Boarding
P802/P4/S01-4/102 Type S01-4 Plans & Elevations Style 1 Render
P802/P4/S02-2/101 Type S02-2 Plans & Elevations Style 6 Brick

P802/P4/S02-3/101 Type S02-3 Plans & Elevations Style 1 Timber
P802/P4/GAR/101 Single Garage Plans & Elevations
P802/P4/GAR/102 Garage Pair Gable Sided Plans & Elevations
P802/P4/GAR/103 Garage Pair Pyramid Roof Plans & Elevations
P802/P4/GAR/104 Triple Garage Plans & Elevations
P802/P4/GAR/105 Double Car Barn Plans & Elevations

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 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including dormer windows) to the dwelling houses listed below shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Drawing P802/BAR/PH4/01 Rev C

Plots 407 - 410
Plots 434 - 439
Plots 478 - 479
Plots 484 - 485

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 GEN7 of the Arun District Local Plan.

4 The dwellings shall not be occupied until the parking spaces, turning facilities and garages shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.

Case Officer: Mr N Crowther

Date of Decision: **2 July 2014**

Karl Roberts
Assistant Director Planning & Economic Regeneration

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

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 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 your local planning authority's decision on your application, 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 your local planning authority's decision on your application, 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.

For all other cases, 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 Secretary of State at the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on line at www.planningportal.gov.uk/pcs

If this decision is a refusal relating to a minor commercial development, where the application was made on or after 1 October 2013, please note that you must appeal within 12 weeks of the date of this notice. For a definition of minor commercial development please refer to The Town and Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) (Amendment) Regulations 2013 or contact this office for clarification.

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 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 &

ARUN DISTRICT COUNCIL LU/43/14/

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).