

PLANNING APPLICATION REPORT**REF NO:** LU/443/07/**LOCATION:** Land Rear Of Oakridge
Toddington Lane
Littlehampton**PROPOSAL:** Residential development of 2 no. dwellings at rear of Oakridge**SITE AND SURROUNDINGS****RELEVANT SITE HISTORY**

Reference	Description	Decision
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REPRESENTATIONS**Representations received:**

Mr P Herbert

Comments on Representations received:**CONSULTATIONS**

Head of Highways and Transport

Horticulturist - Mr Everson

Consultations responses received:**Comments on Consultation responses:****DEVELOPMENT PLAN POLICIES**

West Sussex Structure Plan:

Arun District Local Plan:

PLANNING POLICY GUIDANCE**RECOMMENDATION****APPROVE CONDITIONALLY**

- 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 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed dwellings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building dwellings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity 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.

- 3 The first floor bathroom and landing windows to the east and west elevations and second floor bedroom/study windows to the east and west elevations shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 4 No first floor or second floor windows (other than those shown on the plans hereby approved) shall be constructed in the east or west elevations of the dwellings hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 5 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 dwellings shall be occupied until such screen walls and/or fences 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.

- 6 The garages outlined on the approved plans shall be used as a private domestic garages in connection with the dwellings hereby approved only and for no other purpose.

Reason: To safeguard the amenities of the neighbouring properties and to ensure the provision of adequate off street parking space in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 7 The dwelling hereby approved shall not not be occupied until the vehicle 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 policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 8 No development shall take place unless the vehicular access serving the proposed dwelling has been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To secure satisfactory standards of access for the proposed development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 9 No works shall be carried on site unless provision is available within the site (or other adjacent land within the applicants control) in accordance with details approved by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.

Reason: To avoid undue congestion of the site and consequent obstruction to access in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 10 No development shall be carried out unless and until a noise assessment report with regard to the railway and the proposed development has been submitted to and approved by the Local Planning Authority and the development shall be undertaken in accordance with the approved noise assessment details.

Reason: To safeguard the amenities of the occupiers of the dwellings in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, GEN32 of the Arun District Local Plan.

11 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.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, CH1, DEV1, NE17.

LOCAL PLAN: GEN2, GEN7, GEN12, GEN32.

NATIONAL POLICIES: PPS1, PPS3, PPG13, PPG24.

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

12 INFORMATIVE:

The dwellings shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.