



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/44/14/

1 To Addressee

Barratt Southern Counties
 Barratt House
 Walnut Tree Close
 Guildford
 GU1 4SW

2 Site Address

Kingley Gate Development
 Courtwick lane

3 Description of Development

Approval of Reserved Matters following Outline Approval LU/355/10 for Phase 2, 185 units for layout, appearance scale and landscape of dwellings. 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 writing 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.

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

P802/BAR/PH3&4/01C Planning Layout
 P802/ BAR/PH3&4/02D External Finishes Layout
 P802/ BAR/PH3&4/03C Storey Height Layout
 P802/ BAR/PH3&4/04C Affordable Housing Layout
 P802/ BAR/PH3&4/05C Parking Layout
 P802/ BAR/PH3&4/06 Location Plan
 P802/ BAR/PH3&4/SS/01C Street Scenes Sheet 1
 P802/ BAR/PH3&4/SS/02B Street Scenes Sheet 2
 P802/ BAR/PH3&4/SS/03A Street Scenes Sheet 3
 P802/P3&4/ALA/101 Type ALA Floor & Roof Plans - Style 3 - Brick
 P802/P3&4/ALA/102 Type ALA Elevations - Style 3 - Brick
 P802/P3&4/AL-A/101 Type AL-A Floor & Roof Plans - Style 3 - Brick
 P802/P3&4/AL-A/102 Type AL-A Elevations - Style 3 - Brick
 P802/P3&4/B1/101 Type B1 Plans & Elevations - Style 2 - Brick
 P802/P3&4/B2/101 Type B2 Plans & Elevations - Style 1 - Brick
 P802/P3&4/B3/101 Type B3 Plans & Elevations - Style 1 - Brick
 P802/P3&4/BC/101 Type BC Plans & Elevations - Style 6 - Brick
 P802/P3&4/BC1/101 Type BC1 Plans & Elevations - Style 6 - Brick
 P802/P3&4/BS/101 Type BS Plans & Elevations - Style 2 - Brick
 P802/P3&4/C1/101 Type C1 Floor & Roof Plans - Style 1 - Stone
 P802/P3&4/C1/102 Type C1 Elevations - Style 1 - Stone
 P802/P3&4/C2/101 Type C2 Floor & Roof Plans - Style 5
 P802/P3&4/C2/102 Type C2 Elevations - Style 5 - Option 1
 P802/P3&4/C2/103 Type C2 Elevations - Style 5 - Option 2
 P802/P3&4/CC/101 Type CC Floor & Roof Plans - Style 6
 P802/P3&4/CC/102 Type CC Elevations - Style 6 - Brick
 P802/P3&4/CHC/101 Type CHC Floor & Roof Plans - Style 6 - Brick
 P802/P3&4/CHC/102 Type CHC Elevations - Style 6 - Brick
 P802/P3&4/CHS/101 Type CHS Floor & Roof Plans - Style 2 - Brick
 P802/P3&4/CHS/102 Type CHS Elevations - Style 2 - Brick
 P802/P3&4/CS/101 Type CS Floor & Roof Plans - Style 2 - Brick
 P802/P3&4/CS/102 Type CS Elevations - Style 2 - Brick
 P802/P3&4/L1/101 Type L1 Floor & Roof Plans - Style 1 - Render
 P802/P3&4/L1/102 Type L1 Elevations - Style 1 - Render
 P802/P3&4/L2/101 Type L2 Floor & Roof Plans - Style 5
 P802/P3&4/L2/102 Type L2 Elevations - Style 5
 P802/P3&4/LC/101 Type LC Floor & Roof Plans - Style 6 - Render
 P802/P3&4/LC/102 Type LC Elevations - Style 6 - Render
 P802/P3&4/LS/101 Type LS Floor & Roof Plans - Style 2 - Brick
 P802/P3&4/LS/102 Type LS Elevations - Style 2 - Brick
 P802/P3&4/MC/101 Type MC Plans & Elevations - Style 6 - Render
 P802/P3&4/MS/101 Type MS Plans & Elevations - Style 2 - Brick
 P802/P3&4/OK/101 Type OK Floor & Roof Plans - Style 5
 P802/P3&4/OK/102 Type OK Elevations - Style 5
 P802/P3&4/T1/101 Type T1 Floor & Roof Plans - Style 6 - Render
 P802/P3&4/T1/102 Type T1 Elevations - Style 6 - Render
 P802/P3&4/TC/101 Type TC Floor & Roof Plans - Style 6 - Brick
 P802/P3&4/TC/102 Type TC Elevations - Style 6 - Brick
 P802/P3&4/TS/101 Type TS Floor & Roof Plans - Style 2 - Brick
 P802/P3&4/TS/102 Type TS Elevations - Style 2 - Brick
 P802/P3&4/TVC/101 Type TVC Plans & Elevations - Style 6 - Brick
 P802/P3&4/TVS/101 Type TVS Plans & Elevations - Style 2 - Brick
 P802/P3&4/W1/101 Type W1 Floor & Roof Plans - Style 1
 P802/P3&4/W1/102 Type W1 Elevations - Style 1 - Render
 P802/P3&4/W1/103 Type W1 Elevations - Style 1 - Timber

P802/P3&4/W2/101 Type W2 Floor & Roof Plans - Style 6
 P802/P3&4/W2/102 Type W2 Elevations - Style 6 - Brick
 P802/P3&4/W2/103 Type W2 Elevations - Style 6 - Render
 P802/P3&4/YS/101 Type YS Plans & Elevations - Style 2 - Brick
 P802/PH3&4/BD/101 Block D Ground & First Floor Plans
 P802/PH3&4/BD/102 Block D Second Floor & Roof Plans
 P802/PH3&4/BD/103 Block D Front Elevation
 P802/PH3&4/BD/104 Block D Side Elevations
 P802/PH3&4/BD/105 Block D Rear Elevation
 P802/P3&4/15S/101 Type 15S Plans & Elevations - Style 2 - Render
 P802/P3&4/15S/102 Type 15S Plans & Elevations - Style 2 - Tile
 P802/P3&4/16A/101 Type 16A Plans & Elevations - Style 2 - Brick
 P802/P3&4/16A/102 Type 16A Plans & Elevations - Style 2 - Render
 P802/P3&4/18A/101 Type 18A Floor & Roof Plans - Style 2 - Brick
 P802/P3&4/18A/102 Type 18A Elevations - Style 2 - Brick
 P802/P3&4/19/101 Type 19 Ground & First Floor Plans - Style 3 - Brick
 P802/P3&4/19/102 Type 19 Second Floor & Roof Plans - Style 3 - Brick
 P802/P3&4/19/103 Type 19 Front & Side Elevations - Style 3 - Brick
 P802/P3&4/19/104 Type 19 Rear & Side Elevations - Style 3 - Brick
 P802/P3&4/21C/101 Type 21C Plans & Elevations - Style 6 - Brick
 P802/P3&4/27A/101 Type 27A Floor & Roof Plans - Style 2 - Render
 P802/P3&4/27A/102 Type 27A Elevations - Style 2 - Render
 P802/P3&4/27S/101 Type 27S Floor & Roof Plans - Style 2 - Brick
 P802/P3&4/27S/102 Type 27S Elevations - Style 2 - Brick
 P802/PH3&4/BC/101 Block C Ground Floor Plan
 P802/PH3&4/BC/102 Block C First Floor Plan
 P802/PH3&4/BC/103 Block C Second Floor Plan
 P802/PH3&4/BC/104 Block C Roof Plan
 P802/PH3&4/BC/105 Block C Front Elevation
 P802/PH3&4/BC/106 Block C Side Elevation
 P802/PH3&4/BC/107 Block C Rear Elevation
 P802/PH3&4/BC/108 Block C Side Elevation
 P802/PH3&4/BE/101 Block E Floor & Roof Plans
 P802/PH3&4/BE/102 Block E Front & Side Elevations
 P802/PH3&4/BE/103 Block E Rear & Side Elevations
 P802/BAR/PH3&4/GAR/101 Single Garages Plans & Elevations
 P802/BAR/PH3&4/GAR/102 Pair Garages Plans & Elevations
 P802/BAR/PH3&4/GAR/103 Double Garage Pyramid Roof Plans & Elevations
 P802/BAR/PH3&4/GAR/104 Pair Garages Pyramid Roof Plans & Elevations
 P802/BAR/PH3&4/GAR/105 Triple Garage Half Hipped Roof Plans & Elevations
 P802/BAR/PH3&4/GAR/106 Quad Garages Plans & Elevations
 P802/BAR/PH3&4/GAR/107 Double Car barn Plans & Elevations
 P802/BAR/PH3&4/GAR/108 Cycle Store 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

Plot 132
Plots 136 - 141
Plots 146 - 147
Plots 158 - 160
Plots 236 - 241
Plots 258 - 265

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.



Karl Roberts
Assistant Director Planning & Economic Regeneration

Case Officer: Mr N Crowther

Date of Decision:

2 July 2014

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/pes

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 &

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).