TOWN AND COUNTRY PLANNING ACT 1990

LU/58/95

Construction of 13 family houses, associated car parking and access way (Resubmission following LU/324/94)

Land at St Floras Road
Littlehampton

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 plan and subject to compliance with the conditions specified.

TO: Ivon Blumer Architects
41 West Drive
Aldwick Bay
Bognor Regis
West Sussex PO21 4LZ

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

16th February 1996

LU/58/95 Construction of 13 family houses, associated car parking and access way (Resubmission following LU/324/94)

Land at St Floras Road
Littlehampton

CONDITION 1 : The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON : To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 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 the external walls and roofs of the proposed dwellings have been submitted to and approved by the Local Planning Authority.

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.

CONDITION 3 : No development shall take place until there has been submitted to and approved by, the Local Planning Authority, a landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON : In the interests of amenity and of the environment of the development.

CONDITION 4 : The dwellings shall not be occupied until the parking spaces and turning facilities shown on the submitted plans have been laid out, surfaced and drained. The areas of land so provided shall not thereafter be used for any purpose other than the parking and turning of vehicles.

REASON : To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways.

CONDITION 5 : The access from the site to the public highway shall be designed, laid out and constructed with kerb radii and sight lines in all

respects in accordance with plans and details to be submitted to and approved by the Local Planning Authority before any other operation ur use authorised by this permission is commenced.

REASON : In the interests of road safety and to accord with approved policy.

CONDITION 6 : The gradient of the access shall not be steeper than 1 in 30 for a distance of 12m from the nearside edge of the existing public carriageway.

REASON : In the interests of road safety.

Continued .....

VOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOID
OIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDV
IDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVO
DVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOI
VOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOID
OIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDV
IDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVO

LU/58/95 Continued.....

CONDITION 7 : The dwellings hereby permitted shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.

REASON : In the interests of road safety.

CONDITION 8 : The access shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

These splays shall be:-

(1) 2 metres by 2.4 metres on each side of the proposed access based on the existing highway boundary, together with sight lines defined by:-

(2) (a) A line 4.5 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of St. Floras Road.

(b) Lines 90 metres long on each side of the access measured along the nearer edge of the carriageway of St. Floras Road from their intersection with the centre line of the proposed access.

(c) The straight lines joining the termination of the above lines

No other work shall be carried out on the site until the above-mentioned sight lines and splay areas have been provided and thereafter the said sight lines and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

REASON : In the interests of road safety.

CONDITION 9 : Prior to the occupation of the dwellings hereby permitted a fence with appropriate landscaping not less than 1.8m in height shall be erected along the eastern boundary of the site and subsequently retained.

REASON : In the interests of amenity.

CONDITION 10 : No development shall take place until structural details of the screen walls have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls associated with them have been erected.

REASON : In the interests of public safety.

Continued .....

VOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOID
OIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDV
IDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVO
DVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOI
VOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOID
OIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDV
IDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVOIDVO

LU/58/95 Continued.....

CONDITION 11 : The existing trees to be retained shall be protected in a manner to be agreed with the Local Panning Authority before the development commences for the duration of the development and shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

REASON : To ensure the retention of vegetation important to the visual amenity, the ecological quality and for the environment of the area.

CONDITION 12 : The development hereby permitted shall not proceed until details of the proposed surface water and foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

REASON : To ensure that the proposed development is satisfactorily drained.

CONDITION 13 : This permission relates to the amended plans submitted on 20th April 1995 and not to the plans originally submitted.

REASON : For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

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

suggested specification may be obtained from the Divisional Surveyor, West Sussex County Council, Area 2, Clapham Common, Clapham, Worthing BN13 3UR. Telephone: Patching (01903) 874444.