Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail:planning@arun.gov.uk
website: www.arun.gov.uk/planning

Farndell Builders Ltd
14 Gossamer Lane
Bognor Regis
PO21 3AY

Your Ref: M/10/18/DOC
Please ask for:
Mrs A Gardner
17 May 2018

Dear Lee Farndell

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of details reserved by condition imposed under planning permission M/84/16/PL relating to condition No. 3 (materials for external walls and roof), 4 (screening to balcony sides), 6 (landscaping scheme), 7 (surface water drainage scheme) & 8 (Construction management plan)
172 Elmer Road Middleton,,

Notification regarding the above application:

Condition Number 6

No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. 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 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 in accordance with policy GEN7 of the Arun District Local Plan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

This condition cannot be discharged at this stage.There is insufficient detail regarding landscaping. The landscape detail needs to be in plan form detailing species choice actual quantities, planting density and size at time of planting. Wording such as 'various shade tolerant planting' and 'proposed conifer' is not sufficient detail. It is particularly information to the front of the building and any screening being proposed to neighbouring properties which requires the correct required detail.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning

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