

TOWN AND COUNTRY PLANNING ACT 1990**DECISION NOTICE****Application Ref: PO/1/07/****1 To Addressee**

Mr A Greenwood
94 The Street
Rustington
West Sussex
BN16 3NJ

2 Site Address

235-236 Arundel Road
Poling

3 Description of Development

Amendments to extension approved under planning permission PO/5/05. Use as separate dwelling.

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 plan and subject to compliance with the conditions specified.

CONDITION 1 This permission shall enure for the benefit of the current occupiers Mr and Mrs O Ayling only and shall not enure for the benefit of the land. Within six months of their occupancy of the building ceasing it shall be used as extensions to 235 and 236 Poling Street as approved under PO/5/05 not as a separate unit of accommodation.

Reason: Permission would not normally be granted for such development in this location but in granting permission exceptionally the Local Planning Authority have had regard to the particular circumstances relating to the proposal in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 2 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission was granted because, although the proposed development does not comply with Development Plan policy DEV7 listed below in that it has not been demonstrated within the application that an essential need for agricultural workers dwellings exists which cannot be met by existing accommodation, there are material considerations which indicate that it can be granted. These material considerations are that extenuating circumstances exist as both occupiers of the flat are elderly and one has mobility difficulties due to illness.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, LOC2, NE2

LOCAL PLAN: GEN3, GEN7, DEV7

NATIONAL POLICIES: PPS1, PPS3, PPS7

This paragraph is to comply with Article 22 General Development Procedure Order 1995

Case Officer: Miss K Brocklebank

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

24th May 2007



**Howard Cheadle DipTP MRTPI
Head of Planning Services**

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 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 Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

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 First 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 District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.