

TOWN AND COUNTRY PLANNING ACT 1990**DECISION NOTICE**

P173/11/DOC

Application Ref: P/123/10/**1 To Addressee**

The Seaman Partnership Ltd
 2 Martins Barn
 Birdham Road
 Chichester
 West Sussex
 PO20 7BX

2 Site Address

56 East Front Road
 Pagham
 PO21 4ST

3 Description of Development

Demolition of 1 no. 3 bedroom bungalow and detached garage. Revised Proposal for the erection of 1 no. 4 bedroom bungalow (re-submission of P/108/10/)

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 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).

CONDITION 2 The development hereby approved shall be carried out in accordance with the following approved plans: TSP 354PL.01A, TSP 354PL.02C, TSP 354PL.03, TSP 354PL.05...

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.

CONDITION 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings other than those shown on the plans hereby approved shall be formed in the east and west elevation of the building without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policy GEN7 of the Arun District Local Plan.

CONDITION 4 The windows on the east and west elevations of the building shall at all times/be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy GEN7 of the Arun District Local Plan.

CONDITION 5 No development, demolition or alterations to the existing dwelling shall take place until details indicating how suitable provision will be made for protected species have been submitted to and approved by the Local Planning Authority and such habitats shall be secured/provided before development commences and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason: To safeguard the ecology of the area, and in the interests of protected species to ensure that a habitat remains for them during and after development in accordance with policies GEN30, DEV2 of the Arun District Local Plan.

CONDITION 6 'No development 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.

CONDITION 7 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) January 2011, reference TSP 354 Revision A.06.01.2011 and the following mitigation measures detailed within the FRA: Finished floor levels are set no lower than 6m above Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with policies GEN7 and GEN11 of the Arun District Local Plan.

CONDITION 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) order 1995, no first floor accommodation shall be created internally within the roof void without the prior permission of the local planning authority on an application on that behalf.

Reason: To protect the character of the area in accordance with policies GEN7 and AREA1 of the Arun District Local Plan.

INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

SOUTH EAST PLAN: SP3

LOCAL PLAN: GEN7, GEN10, GEN11, GEN29, AREA1, AREA13, AREA14

NATIONAL POLICIES: PPS1, PPS3, PPS9, PPG13, PPS25

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

Case Officer: Mr J Baeza

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

Date of Decision:

6th April 2011

Date Decision Issued:

8th April 2011



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

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, if 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 if 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 (12 weeks in case of a householder appeal) of the date of this notice, whichever period expires earlier.

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, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on line at www.planningportal.gov.uk/pcs

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