



**Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015**

**Application for Planning Permission for Works or
Extension to a Dwelling**

DECISION NOTICE

Application Ref: R/188/18/HH

1 To Addressee

Ms K Welch
Caldotec Ltd
10 & 11 The Parade
Willowhayne Crescent
East Preston
West Sussex
BN16 1NS

2 Site Address

81 Sea Avenue
Rustington
BN16 2DR

3 Description of Development

One & two storey extension to (South) side & rear (East)

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 the following conditions

- 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).

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

- Existing Floor Plans, Elevations, Roof Plan & Location - 14060/01 - 11/02/2015
- Proposed Floor Plans, Elevations, Roof Plan & Block - 14060/02R7 - 16/06/2015

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 81 Sea Lane, Rustington as a single family dwellinghouse and shall not be used as a separate unit of accommodation.
- Reason: To accord with D DM1 and D DM4 of the Arun Local Plan 2011-2031 (Publication Version, October 2014) and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings and detriment to the amenities of the occupiers of adjoining and nearby dwellings.
- 4 No development above damp proof course (DPC) level shall take place until detailed drawings of the design and materials of the proposed windows to be used for the extension hereby permitted and any replacement windows, if proposed, at the existing dwelling have been first submitted to and approved in writing by the Local Planning Authority and the details so approved shall be used in the construction of the extensions or replacement of any windows in the existing dwelling.
- Reason: To protect the character and appearance of the existing dwelling which is a Building of Special Character and to ensure a satisfactory visual appearance in accordance with policies D DM1, D DM4 and HER DM2 of the Arun Local Plan.
- 5 The window in the side (north) elevation of the two storey staircase element of the extension hereby permitted shall at all times be glazed with obscured glass and be non-opening.
- Reason: In the interests of amenity to protect the privacy of the adjoining occupiers in accordance with policies D DM1 and D DM4 of the Arun Local Plan.
- 6 The roof of the proposed extension hereby permitted shall not be used as a balcony, veranda or sitting out area. There should be no access to this area, except for purposes of general maintenance.
- Reason: In the interests of amenity to protect the privacy of the adjoining occupiers in accordance with policies D DM1 and D DM4 of the Arun Local Plan.
- 7 No windows (other than those shown on the plans hereby approved) shall be constructed in the east elevation of the extension to the east side of the existing dwelling hereby permitted which adjoins the side boundary with the dwelling known as Half Timbers, The Thatchway without the prior permission of the Local Planning Authority on an application in that behalf.
- Reason: In the interests of amenity to protect the privacy of the adjoining occupiers in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

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No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the existing dwelling by endeavouring to achieve a building of visual quality in accordance with policies D DM1, D DM4 and HER DM2 of the Arun Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Zac Denton

Date of Decision:

2 November 2018

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

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 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 this planning application decision, 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 this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

As this is a decision on a Householder application, if you want to appeal, then you must do so within 12 weeks of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

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