TOWN AND COUNTRY PLANNING ACT 1990

R/31/89

Amendments to approved Application No. R/341/88 -
substitution of house types and minor alterations
to siting of dwellings on plots 1,2,3,5 and 8 including
revisions to north & west boundaries.

Land to the South of West Preston Manor, North of Cross Road
with access from Cross Road,
Rustington, Littlehampton,
West Sussex.

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: Seaward Homes Limited
Drayton House
Chichester
West Sussex
PO2O 6EW

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

28th March 1989

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Land to the South of West Preston Manor, North of Cross Road with access from Cross Road,
Rustington, Littlehampton,
West Sussex.

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 take place until details of screen walls and /or fences have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls and/or fences associated with them have been erected.

REASON : In the interests of amenity.

CONDITION 3 : The proposed new estate road shall be laid out to include visibility splay areas at both sides of its junction with Cross Road.
These splay areas are to be defined by:

(i) A line 4.5 metres long measured along the centre line of the proposed estate road from the line of the nearer edge of the carriageway of Cross Road.

(ii) A line 70 metres long measured along the nearer edge of the carriageway of Cross Road from its intersection with the centre line of the proposed road.

(iii) The straight line joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned splay areas have been provided and thereafter the said splay areas shall be kept free from any obstruction.

REASON : In the interests of road safety.

CONDITION 4 : The buildings shall not be occupied until the roads serving the development hereby permitted have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

REASON : To secure satisfactory standards of access for the proposed development.

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CONDITION 5 : The buildings hereby permitted shall not be occupied until all accesses to the site other than hereby approved have been stopped up permanently and obliterated.

REASON : In the interests of road safety.

CONDITION 6 : 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 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 5 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 7 : No trenches or pipe runs for services and drains shall be cut or laid within 5 metres of the bole of any existing tree to be retained on this or adjoining sites.

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

CONDITION 8 : No development, including site works of any description, shall take place on the site until all the existing trees to be retained on the site have been protected by a fence to be approved by the Local Planning Authority erected around each tree or group of trees at a radius from the bole or boles of 5 metres or such distance as may be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings,plant machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

REASON :

CONDITION 9 : The burning of materials obtained from site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

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