

Millwood Designer Homes
6 Alexander Grove
Hookwood Road
Kings Hill
West Malling
ME19 4XR

Date: 25th April 2022

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:

Our Ref: R/39/22/DOC

Dear Mr Neville,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under ref R/187/16/PL relating to Condition Nos 4 -
materials and finishes of proposed buildings in Phase 2 and 17 - Construction Management Plan.
Rustington Convalescent Home Sea Road Rustington BN16 2LZ

Notification regarding the above application:

Condition Number 4

Prior to commencement of development within Phase 2, a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings in Phase 2 shall be submitted to and approved by the Local Planning Authority. A 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality 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:**
The submitted documents and details have been reviewed by ADC 's Conservation Officer. The details of materials and finishes of the proposed buildings are provided in a detailed table.

However, they are not presented on elevational drawings which would be expected given the sensitive position of the proposed building in setting of a Listed Building.

Whilst windows would be softwood timber plain casement, the external French casement doors would

be PVC-U. It would be expected that the external doors would be timber given the sensitive location and where there are timber windows proposed.

For the above reason condition 4 cannot be discharged and you will need to make a revised submission.

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

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning