TOWN AND COUNTRY PLANNING ACT 1990

R/58/91

Phase 2 Residential Development comprising 11 detached, 15 semi-detached, 24 terraced houses and 1 flat together with access, garages and parking.

Rustington House Farm
Parklands Worthing 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: Hargreaves Homes Ltd
Rustington House
Worthing Road
Rustington Littlehampton
West Sussex

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

11th December 1991

R/58/91 Phase 2 Residential Development comprising 11 detached, 15 semi-detached, 24 terraced houses and 1 flat together with access, garages and parking.

Rustington House Farm
Parklands Worthing 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 dwellings shall not be occupied until the parking spaces, turning facilities and garages shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

REASON : To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways.

CONDITION 4 : All road junctions to and within the site shall be designed, laid out and constructed with visibility splays and sight lines in all respects in accordance with plans and details to be submitted to and approved by the Local Planning Authority before any other operation or use authorised by this permission is commenced.

REASON : In the interests of road safety and to accord with approved policy.

CONDITION 5 : No development shall take place unless and until details of the layout and specification of and construction programme for the roads, footpaths

and casual parking areas and the foul and surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority. No house shall be occupied until it is provided with access constructed in accordance with such approved details to the established highway network.

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

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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 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 the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting 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 development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for the external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority.

REASON : To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

CONDITION 8 : No development shall be carried out until details of the toddlers play area, including details of the layout, landscaping and play equipment, have been submitted to and approved by the Local Planning Authority and no dwelling shall be occupied until the toddlers play area has been provided in accordance with the approved details in the position as shown on the plans hereby approved.

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

CONDITION 9 : This permission relates to the substitute plans submitted on 6th August 1991 and not to the plans originally submitted.

REASON : For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

CONDITION 10 : The development hereby permitted shall not proceed until details of the proposed surface water and foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

REASON : To ensure that the proposed development is satisfactorily drained.

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CONDITION 11 : No dwelling shall 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.

CONDITION 12 : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)Order 1995 no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forwardmost parts of the proposed buildings which front on a highway unless permission is granted by the Local Planning Authority on an application in that behalf.

REASONS : In order to safeguard the character and visual amenities of the locality.

CONDITION 13 : The dwellings shall be so constructed that the principal form of space and water heating in them is neither by oil nor by solid fuel.

REASON : To safeguard the atmospheric environment of the Glasshouse Crops Research Institute.