TOWN AND COUNTRY PLANNING ACT 1990

R/8/90

To construct a residential
Rest Home

Land at 62, 64 & 66
Woodlands Avenue
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: Mr D Mather RIBA
c/o 62 Aldwick Road
Bognor Regis
West Sussex
PO21 2PE

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

9th May 1990

R/8/90	To construct a residential Rest Home	Land at 62, 64 & 66 Woodlands Avenue 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 : The proposed building shall be used as a rest home and for no other purpose including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987).

REASON : To enable the Local Planning Authority to control the development in the interest of the character and amenities of the locality.

CONDITION 3 : At no time shall the rest home hereby approved be occupied by more than 40 residents.

REASON : To secure satisfactory environmental standards and to avoid an over intensive use of the site.

CONDITION 4 : 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 buildings shall be occupied until such screen walls and/or fences associated with them have been erected.

REASON : In the interests of amenity.

CONDITION 5 : The building 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 6 : The use of any land for car parking shall not be commenced until

it has been laid out, surfaced and drained and such land shall not be used thereafter for any purpose other than the parking of vehicles.

REASON : To ensure a satisfactory standard of development.

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CONDITION 7 : The building shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the suggested specification may be obtained from the Divisional Surveyor, West Sussex County Council, Area 2, Clapham Common, Clapham, Worthing BN13 3UR Telephone: Patching (0903874) 444.

REASON : In the interests of road safety.

CONDITION 8 : The accesses from the site to the public highway shall be designed, laid out and constructed with kerb radii, 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 9 : The gradient of the access shall not be steeper than 1 in 30 for

a distance of 6m from the nearside edge of the existing public carriageway.

REASON : In the interests of road safety.

CONDITION 10 : The building hereby permitted shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.

REASON : In the interests of road safety.

CONDITION 11 : No work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building or other operations on the site throughout the period of work required to implement the development hereby permitted.

REASON : In the interests of road safety.

CONDITION 12 : No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning Authority and such facility shall be retained in working order and operated throughout the period of work on the site to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

REASON : In the interests of road safety.

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CONDITION 13 : No building materials shall at any time be stacked, stored or sited on Woodlands Avenue or Wakehurst Place without the prior permission in writing of the Local Planning Authority.

REASON : In the interests of road safety, and to enable the Local Planning Authority to control and regulate the development of the land.

CONDITION 14 : The existing public right of way across the site (F.P. 2133) shall remain undisturbed unless and until legally stopped up or diverted prior to the commencement of any of the development hereby permitted. The alignment of any public right of way shall be protected by being clearly demarcated, signed, surfaced, fenced, as may be approved by the Local Planning Authority throughout the course of the development.

REASON : To safeguard the rights of the public.

CONDITION 15 : 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 16 : 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 : To protect tree roots from damage likely to lead to the loss of the tree.

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CONDITION 17 : No development, including site works of any description, shall take place on the site unless and 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 vegetation 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 without the prior written approval of the Local Planning Authority. 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 : To ensure the retention and maintenance of trees and vegetation which is an important feature of the area.

CONDITION 18 : The burning of materials obtained by 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 : To protect trees and vegetation from fire damage.

CONDITION 19 : 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 building 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 20 : 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 the building shall not 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.

CONDITION 21 : This permission relates to the plans as submitted and amended by substitute plans dated 20th March 1990.

REASON : For the avoidance of doubt.