

CONDITIONS FOR 2 X BUNGALOWS

Appeal B

Appeal Ref: W/4001478

6 Manor Road, Rustington BN1 3QT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by U2 Developments Limited against the decision of Arun District Council.
- The application Ref R/92/20/PL, dated 22 May 2020, was refused by notice dated 29 July 2020.
- The development proposed is demolition of existing garage & store on existing dwelling & erection of 2 no. detached bungalows to rear.

SCHEDULE OF CONDITIONS – APPEAL B – W/4001478

1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

AGREED

2) The development hereby approved shall be carried out in accordance with the following approved plans: -Elevations Rev 4 -Proposed Site Plan Rev2 - Proposed Block Plan Rev1 -Floor Plans Rev 2

AGREED

3) The use of the car parking spaces shall not commence until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

AGREED

4) No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

AGREED

5) Prior to occupation of the dwelling, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the Local Planning Authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

PROPOSED CHARGING POINT X 2 TO BE USED PLEASE SEE LOCATION OF INSTALLATION ON SITE PLAN. TO BE SET ON METAL POSTS

<https://evonestop.co.uk/products/wallpodev-box-section-mounting-post>



<https://www.tradingdepot.co.uk/rolec-wallpod-ev-ready-13a-up-to-2kw-domestic-socket-evwp0020>

Rolec Wallpod:EV Ready 13A (up to 2kW) Domestic Socket - EVWP0020



6) No development above damp proof course (DPC) level shall take place until details of acoustic fencing to the side boundaries of the access have been

submitted to and approved by the Local Planning Authority and the new dwelling shall not be occupied until the approved acoustic fencing has been erected. The fencing shall be retained in perpetuity.

PLEASE SEE ATTACHED AND MINOR AMENDMENT OF INSTALLATION OF ACOUSTIC GARDEN GATE TO ACCESS THE REAR GARDEN OF EXISTING BUNGALOW

PROPOSED ACOUSTIC GATE

Forest Decibel Noise Reduction Garden Gate 900 X 1800MM (948JG)

https://www.screwfix.com/p/forest-decibel-noise-reduction-garden-gate-900-x-1800mm-natural-timber/948JG?kpid=948JG&cm_mmc=Google-_Datafeed_-_Outdoor%20and%20Gardening



Forest Decibel Noise Reduction Garden Gate 900 x 1800mm Natural Timber

Technical spec of acoustic gate

Specification	
Brand	Forest
Colour	Natural Timber
Construction Material (Landscaping)	Mixed Softwood
Fixings Supplied	Fixings & Fittings Not Supplied
Handed	Gate Can Be Placed on the Right or the Left
Installation Type	Side-Hung

	Specification
Manufacturer Guarantee	15 Year Manufacturer's Guarantee (T&Cs Apply)
Model Name	Decibel
Pack Size	1
Parent Colour	Natural
Pieces in Pack/Case	1
Product Height	1800 mm
Product Type	Noise Reduction Garden Gate
Product Width	900 mm
Single/Double Gate	Single Gate
Timber Treatment	Pressure-Treated

The Decibel Noise Reduction Gate has been designed to compliment the Decibel Noise Reduction Panel.

This robust gate is made with interlocking triangulated boards to match a run of the Acoustic panels. It is also ideal for use as a stand-alone gate for a side passage.

Made from smooth-planed timber for a high quality finish. The gate has been Pressure Treated and comes with a 15 year guarantee against rot and decay.

17mm thick section boards interlock with extended Tongue & Grooves and are mounted in a rebated frame to help prevent gaps from developing across the face of the board that would allow noise to pass through. This maximises the panels' performance in reflecting unwanted noise. Triform technology used in the production of the boards on the panel gives each board a triangular profile on each side of the panel which helps to further diffuse unwanted noise as sound waves hit multiple faces and break up.

Tests carried out on the panel have demonstrated its ability to reduce noise levels by as much as 30 decibels (dB) which is equivalent to reducing the noise from a petrol lawnmower down to the level of normal conversation. A 30dB reduction in noise level is equivalent to an 8-fold reduction in the perceived intensity of the noise.

- Innovative domestic gate that combines great looks with noise reduction performance
- Can reduce unwanted noise by as much as 30 decibels (dB)
- Smooth-planed timber is Pressure Treated for a longer life
- Panels can be mounted with boards running vertically or horizontally
- For optimum acoustic performance use with slotted posts or screw directly onto wooden posts to ensure no gaps
- Independently laboratory tested to BS EN ISO 10140-2 and ISO 717-1, achieving BS EN 1793-2:2012 Category B3 noise reduction
- Pressure Treated timber with 15 year Anti-Rot guarantee
- Manufactured from FSC certified timber from sustainable sources

Tests carried out with the panels were done so under controlled conditions, using professional equipment and validated by 3rd party laboratory tests under controlled

conditions to British Standards. The effectiveness of the panel in reducing unwanted noise will depend on a number of variables including distance, height and angle of the noise source in relation to the panels, the noise frequency, method of installation and surrounding environment.

PROPOSED ACOUSTIC FENCING AND 3INCH X3INCH TIMBER POSTS

Forest Decibel Vertical Tongue & Groove Noise reduction fence panels 180mm x 1800mm

https://www.screwfix.com/p/forest-decibel-vertical-tongue-groove-noise-reduction-fence-panels-6-x-6-pack-of-5/3090x#product_additional_details_container



Forest Decibel Vertical Tongue & Groove Noise Reduction Fence Panels 6 x 6'

Technical spec of acoustic fencing

Specification	
Brand	Forest
Colour	Natural Timber
Fence Panel Shape	Flat Top
Fencing Construction Type	Vertical Tongue & Groove

Specification

Fencing Material	Softwood
Fencing Style	Traditional
Height (cm)	180 cm
Manufacturer Guarantee	15 Year Manufacturer's Guarantee (T&Cs Apply)
Model Name	Decibel
Nominal Height	6 '
Nominal Width	6 '
Pack Size	3
Parent Colour	Natural
Pieces in Pack/Case	3
Product Type	Noise Reduction Fence Panels
Thickness (cm)	4.5 cm
Timber Treatment	Pressure-Treated
Width (cm)	183 cm

The innovative 6ft Decibel Noise Reduction Panel from Forest Garden uses clever design to deliver a domestic panel that combines great looks with effective noise reduction performance.

17mm thick section boards interlock with extended Tongue & Grooves and are mounted in a rebated frame to help prevent gaps from developing across the face of the board that would allow noise to pass through. This maximises the panels' performance in reflecting unwanted noise. Triform technology used in the production of the boards on the panel gives each board a triangular profile on each side of the panel which helps to further diffuse unwanted noise as sound waves hit multiple faces and break up.

Tests carried out on the panel have demonstrated its ability to reduce noise levels by as much as 30 decibels (dB) which is equivalent to reducing the noise from a petrol lawnmower down to the level of normal conversation. A 30dB reduction in noise level is equivalent to an 8-fold reduction in the perceived intensity of the noise.

In addition to this noise reduction performance the Decibel panel has great looks that will complement any garden.

For optimum noise reduction performance the Decibel panel must be mounted to fence posts ensuring there are no gaps for noise to pass through. This can be achieved with either slotted fence posts (timber or concrete) or by screwing the panel directly to the post. The use of fence 'U-brackets' will leave an undesirable gap.

The Decibel panel's effectiveness in reducing unwanted noise can be further improved by mounting the panels on gravel boards to take the height of the fence run to over 2 metres.

- Innovative domestic fence panel that combines great looks with noise reduction performance

- Can reduce unwanted noise by as much as 30 decibels (dB)
- Smooth-planed timber is Pressure Treated for a longer life
- Panels can be mounted with boards running vertically or horizontally
- For optimum acoustic performance use with slotted posts or screw directly onto wooden posts to ensure no gaps
- Independently laboratory tested to BS EN ISO 10140-2 and ISO 717-1, achieving BS EN 1793-2:2012 Category B3 noise reduction
- Pressure Treated timber with 15 year Anti-Rot guarantee
- Manufactured from FSC certified timber from sustainable sources

Tests carried out with the panels were done so under controlled conditions, using professional equipment and validated by 3rd party laboratory tests under controlled conditions to British Standards. The effectiveness of the panel in reducing unwanted noise will depend on a number of variables including distance, height and angle of the noise source in relation to the panels, the noise frequency, method of installation and surrounding environment.

7) Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

AGREED

8) No windows shall be constructed at first floor level in the east, west or south elevation of the dwellings hereby permitted.

AGREED

END OF SCHEDULE OF CONDITIONS – APPEAL B – W/4001478

MATERIAL USAGE

PROPOSED SHED FOR BIKE STORAGE

Forest Shiplap Apex Large Outdoor Store 6 '4 x 2 '6 x (1721X)

https://www.screwfix.com/p/forest-shiplap-apex-large-outdoor-store-6-4-x-2-6-x/1721X?kpid=1721X&cm_mmc=Google--Datafeed--Outdoor%20and%20Gardening



PAVING TO DRIVEWAY

Driveway will be block paved as per detailed beneath and vehicular access to conform as per plans approved on elevations Rev 4 -Proposed Site Plan Rev2 - Proposed Block Plan Rev1 -Floor Plans Rev 2

Bradstone, Woburn Rumbled Block Paving Graphite

https://www.simplypaving.com/products/driveway-block-paving/bradstone-woburn-rumbled/graphite/?gclid=EAlaIQobChMIypSh-K7I7AlVahkGAB2Sjw_ZEAAyASAAEgKBf_D_BwE&gclidsrc=aw.ds