TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE COPY CONSENT

Application Ref: WA/17/03/

1 **To Addressee**

Mr A Greenwood
94 The Street
Rustington
West Sussex
BN16 3NJ

2 **Site Address**

Media House
Arundel Road
Walberton

3 **Description of Development**

Amendments to planning permission WA/69/01 conversion of exisiting offices into 4No dwellings including the provision of garages & rear conservatories. New vehicle access.

4 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.

CONDITION 1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 2 All foul drainage shall be contained within a sealed watertight cesspool, fitted with a level warning device to indicate when the tank needs emptying.

Reason: To prevent pollution of the water environment.

CONDITION 3 The development shall not proceed until details of the proposed surface water and foul drainage and means of disposal have been submitted and approved by the Local Planning Authority.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft, policy GEN7 of the Arun District Local Plan.

CONDITION 4 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982

with an overall capacity compatible with the site being drained.

Reason: In order to prevent pollution of the water environment in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft, policy GEN7 of the Arun District Local Plan.

CONDITION 5 Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

REASON: In order to prevent pollution of the water environment in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft, policy GEN7 of the Arun District Local Plan.

CONDITION 6 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/buildings shall be occupied until such screen walls and/or fences associated with them have been erected.

Reason: In the interests of amenity in accordance with policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and policy GEN7 of the Arun District Local Plan.

CONDITION 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the amenities of the locality in general in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft, policy GEN7 of the Arun District Local Plan.

CONDITION 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development under schedule 2 Class E or F shall be constructed unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In order to control the development in the interests of the character and appearance of this building group which is outside the built-up area, as defined, where normally only that development essential in the interests of agriculture/forestry is permitted in accordance with policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft, GEN7 of the Arun District Local Plan.

CONDITION 9 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 external walls and roofs of the proposed garages have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the garages.

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 in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft, GEN7 of the Arun District Local Plan.

CONDITION 10 The use hereby permitted shall not be carried on 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.

INFORMATIVE

The access shall not be used 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 specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900.

OR:

Details of the specification may be obtained from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr K Wheway

15th May 2003

Decision Notice Issued:

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