TOWN AND COUNTRY PLANNING ACT 1990

WA/5/89

Construction of three bedroom
cottage with garage.

Part of garden south of
The Orchard
Tye Lane
Walberton

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: Mercer and Associates
69a High Street
Littlehampton
West Sussex
BN17 5EJ

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

29th March 1989

WA/5/89	Construction of three bedroom cottage with garage.	Part of garden south of The Orchard Tye Lane Walberton

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 : This permission relates to the substitute plans submitted on 6th March 1989 and not to those originally submitted.

REASON : For the avoidance of doubt.
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CONDITION No : and finishes and, where so required by the Local Planning Author such materials and finishes to be used for the external walls and roofs of the buildings have been submitted to and approved by the Local Planning Authority.

REASON : in detail in the interests of amenity.

CONDITION 4 : The dwelling shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been constructed to a specification to be agreed with the Local Planning Authority. Details of the suggested specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: Chichester 787921.

REASON : In the interests of road safety.

CONDITION 5 : The dwelling shall not be occupied until the parking space, turning facilities and garage 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 window at first floor level on the south elevation of the dwelling shall at all times be glazed with obscured glass.

REASON : To protect the amenities and privacy of the adjoining property.

CONDITION 7 : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)Order 1995 no windows or other openings other than those shown on the plans hereby approved shall be formed at first floor level and above in the building without the prior permission of the Local Planning Authority on an application in that behalf.

REASON : To protect the amenities of adjoining residential properties.

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CONDITION 8 : 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 dwelling 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.