



## DECISION NOTICE **COPY CONSENT**

Application Ref: WA/104/04/

### 1 To Addressee

Pope Stevens Architecture  
2 Beech Avenue  
Chichester  
West Sussex  
PO19 3DR

### 2 Site Address

Potwell Copse  
Arundel Road  
Walberton

### 3 Description of Development

New barn extension to stable yard

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 (as amended).

CONDITION 2 The barn hereby permitted shall only be used in association with the use of Potwell Copse as a dwelling and shall not be let out, or used for commercial purposes or in connection with any form of riding school.

Reason: In the interests of amenity and to enable the Local Planning Authority to regulate and control the development in accordance with policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

CONDITION 3 No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping which shall include precise details of the proposed native and conservation hedges and indication of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interests of amenity and of the environment of the

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

**CONDITION 4** All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season 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 in accordance with policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

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

Case Officer: Mrs A Gardner

**4th February 2005**

Decision Notice Issued: 4th February 2005

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

