TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE COPY CONSENT

Application Ref: W/9/04/

1 **To Addressee**

Clive Feather
Barnhouse Studio
Byworth
Petworth
West Sussex
GU28 0HL

2 **Site Address**

Littlecot
Clay Lane
Warningcamp

3 **Description of Development**

Demolition of timber/asbestos bungalow & construction of two semi-detached small family houses (This application is a Departure from the Development Plan)

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 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls (and roof of the proposed dwellings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the dwellings.

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 policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan (to be adopted) and GEN7 of the Arun District Local Plan.

CONDITION 3 The dwellings shall not be occupied until the parking spaces amd turning facilities 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 and turning of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies G1, T14 of the West Sussex Structure Plan, DEV1, DEV5 of the West Sussex Structure Plan (to be adopted) and GEN7 of the Arun District Local Plan.

CONDITION 4 The dwellings hereby permitted shall not be occupied until space has been laid out within the site in accordance with details approved by the Local Planning Authority for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area.

Reason: In the interests of road safety in accordance with policies G1, T14 of the West Sussex Structure Plan, DEV1, NE17 of the West Sussex Structure Plan (to be adopted) and GEN7 of the Arun District Local Plan.

CONDITION 5 The dwellings 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 and to accord with approved policy in accordance with policies G1, T14 of the West Sussex Structure Plan, DEV1, NE17 of the West Sussex Structure Plan (to be adopted) and GEN7 of the Arun District Local Plan.

INFORMATIVE
The dwellings 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 specification may be obtained from the Area Highway Engineer, Southern Area Office, West Sussex County Council, Clapham Common, Clapham, Worthing, West Sussex. BN13 3UR. Telephone: 01903-878500.

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

Case Officer: Mrs S Leeson

20th October 2004

Decision Notice Issued:

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