

Barratt David Wilson Southern
Compton House
The Guildway
Old Portsmouth Road
Guildford
GU3 1LR

Date: 22nd March 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/11/22/DOC

Dear Mr Havis,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under ref Y/92/17/OUT relating to Condition Nos 5 -
materials & finishes and 15 - external lighting.
Land East of Drove Lane Yapton BN18 0EB

Notification regarding the above application:

Condition Number 5

No development in any phase shall be carried out unless and until a schedule of materials and finishes to be used for that phase for external walls and roofs of the proposed buildings has been submitted to and approved by the Local Planning Authority. No development in any phase shall be carried out unless and until a 'statement of detail' for that phase has been submitted to and approved setting out details of proposed windows and doors, the materials and 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the use of satisfactory external materials goes to the heart of the planning permission.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The Conservation Officer initially raised concerns with the proposed windows and tiles on the properties closest to the Conservation Area and had expressed a preference for timber windows and clay type tiles such as those proposed in part on the Bonhams site opposite.

In response you have stated that you sought to reflect the type of windows used in other properties that are adjacent to or near the setting of the Conservation Area (i.e. The Pines, Briar Close and Tack

Lee Road). However, it is the Conservation Officers view that the use of inappropriate materials in the past in developments around the conservation areas should not be seen as a case for their continued use in those areas of this development closest to the heritage assets.

It is acknowledged that the main facing and roof materials have already been approved through the decision on Y/49/21/RES (and reaffirmed by the part approval of Y/153/21/DOC) but the condition seeks additional details and so the concerns relating to window materials on those properties closest to the Conservation Area (i.e. those plots in the Canal Green Character Area) remain valid. As such, it is not possible to discharge this condition at the present time.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning