



**The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2010 (as amended) - Article 30**

**Application for Approval of Reserved Matters Following
Outline Approval**

DECISION NOTICE

Application Ref: Y/23/14/RES

1 To Addressee

The Luken Beck Partnership
30 Carlton Crescent
Southampton
Hampshire
SO15 2EW

2 Site Address

Land South of
Fellows Gardens

BN18 0HW

3 Description of Development

Approval of Reserved Matters: Appearance, Landscaping, Layout and Scale following Outline Planning Permission Y/30/13 for 34No. dwellings, including 10No. affordable with access and ancillary works. 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 plans and subject to compliance with the conditions specified below.

1

This permission relates to the following approved plans and statements:

Planning Layout 48-1963-101 Rev I
 House Type HO3 Elevations 48-1963-H03-001 Rev C
 House Type HO3 Floor Plans 48-1963-H03-002 Rev B
 House Type HO6 Elevations (Plots 26, 27, 30, 31, 32) 48-1963-H06-001 Rev C
 House Type HO6 Floor Plans (Plots 26, 27, 30, 31, 32) 48-1963-H06-002 Rev A
 House Type HO6 Elevations (Plots 4, 5, 6, 7) 48-1963-H06-006 Rev C
 House Type HO6 Floor Plans (Plots 4, 5, 6, 7) 48-1963-H06-007 Rev A
 House Type HO7 Elevations 48-1963-H07-001 Rev C
 House Type HO7 Floor Plans 48-1963-H07-002 Rev C
 House Type HO8 Elevations 48-1963-H08-001 Rev C
 House Type HO8 Floor Plans 48-1963-H08-002 Rev C
 House Type H13 Elevations 48-1963-H13-001 Rev A
 House Type H13 Floor Plans 48-1963-H13-002 Rev A
 House Type H14 Elevations 48-1963-H14-002 Rev A
 House Type H14 Floor Plans 48-1963-H14-003 Rev A
 House Type S20 Elevations (Plots 8, 11, 20) 48-1963-S20-001 Rev
 House Type S20 Floor Plans (Plots 8, 11, 20) 48-1963-S20-002 Rev
 House Type S20 Elevations (Plots 9, 10) 48-1963-S20-003 Rev
 House Type S20 Floor Plans (Plots 9,10) 48-1963-S20-004 Rev
 House Type S20 Elevations (Plots 14, 17, 21) 48-1963-S20-001 Rev
 House Type S20 Floor Plans (Plots 14, 17, 21) 48-1963-S20-002 Rev
 House Type S20 Elevations (Plots 15, 16) 48-1963-S20-003 Rev
 House Type S20 Floor Plans (Plots 15, 16) 48-1963-S20-004 Rev
 Street Scenes 48-1963-SS-001 Rev D
 Street Scenes 48-1963-SS-002 Rev D
 Street Scenes 48-1963-SS-003 Rev D
 Bin and Cycle Strategy 48-1963-105 Rev B
 Tenure Plan 48-1963-102 Rev B
 External Finishes Layout 48-1963-104 Rev A
 External Works Layout 48-1963-103 Rev B
 Landscape Proposals 1 of 2 ID583.02B
 Landscape Proposals 2 of 2 ID583.03B
 Landscape Management Areas ID583.04B
 Landscape Management Plan Rev A
 Refuse Vehicle Swept Path 3937.SK01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

2

No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details provided by the Local Planning Authority and such facility shall be retained in working order and throughout the period of work on site to ensure the vehicles do not carry mud and earth on to the public highway, which may cause a hazard to other road users.

Reason: In the interests of securing a development with the required infrastructure provided and in accordance with the Arun District Local Plan.

- 3 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including dormer windows) to the dwelling houses listed below shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Drawing 48-1963-101 Rev I

Plots 8 - 11

Plots 15 - 16

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The dwellings shall not be occupied until the parking spaces, turning facilities and garages 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

INFORMATIVE: Connection to Sewerage System

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962 858688) or www.southernwater.co.uk

INFORMATIVE: Nesting Birds

The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

Minor Highway Works

The applicant is advised to contact the Community Highways Officer covering the respective are (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

INFORMATIVE: Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding within the limits of the highway, the provision of cranes over-sailing the highway.

INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted under Y/10/13) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Karl Roberts
Assistant Director Planning & Economic Regeneration

Case Officer: Mr C Cronin

Date of Decision:

26 June 2014

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

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

NOTES RELATING TO PLANNING APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in case of a householder appeal) of the date of this notice, whichever period expires earlier.

If you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Secretary of State, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on line at www.planningportal.gov.uk/pcs

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the

development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).