ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: Y/34/16/PL

1 **To Addressee**

MH Architects Limited
Ground Floor
Bicentennial Building
Southern Gate
Chichester
PO19 8EZ

2 **Site Address**

Residential Accommodation The Olive Branch
North End Road

BN18 0DU

3 **Description of Development**

Application for Variation of Condition No. 5 following a grant of Y/7/15/PL to enable the use of PVCu windows.

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 the following conditions

1 The openings including doors and windows hereby permitted within the extension shall be in accordance with the details submitted with Application Y/34/16/PL (the Liniar Flush Sash Window in RAL 9010 White) or similar, particular care being taken to reproduce the set-back of the frames from the external wall face.

Reason: In order that the development shall not detract from the character or appearance of the Conservation Area in accordance with Policy AREA2 of the Arun District Local Plan and the National Planning Policy Framework.

2 The development hereby approved shall be carried out in accordance with the following approved plans:

Site Location Plan inc Site Aerial Ref 14-032-200;
Block Plan including Fence & Gate Details Ref 14-032-206;
Proposed Plans and Elevations (Gospel Hall) Ref 14-032-204;
Existing and Proposed Street Elevations and Model Images Ref 14-032-205 Rev A;
Proposed Elevations (Dwellings) 1-6 Ref 14-032 203 Rev A;
Proposed Plans Dwelling 1-6 Ref 14-032-202.
Arboricultural Impact Assessment Ref Arbtech AIA 01 (Dec 2014);
Tree Constraints Plan Ref Arbtech TCP 01 (Jun 2014);
Liniar Flush Sash Window brochure;
Flush Sash Window (70mm system) Vertical Cross-section;
Flush Sash Window (70mm system) Technical Information;
A4 sheet showing colour of RAL 9010;
Drawing PA-199 "General Arrangement - No Sharp Edges - 44mm Slab in Frame";
Drawing PA-038 "General Arrangement - No Sharp Edges - 150mm Sill Piece";
Drawing PA-031 Rev B "General Arrangement - No Sharp Edges - Low PVC Threshold; and
Technical sheet for REHAU, Door-Stop and Sculptured Liniar variants.

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.

INFORMATIVE: All of the conditions imposed on Y/7/15/PL shall remain in force except for condition 05 which is amended by this permission as set out in condition 01 above and condition 02 which is amended by this permission as set out in condition 02 above.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Mr S Davis

Date of Decision: **13 July 2016**

Karl Roberts
Director Planning & Economic Regeneration

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

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 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, and you want to appeal against this planning application decision, 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 you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at http://acp.planninginspectorate.gov.uk

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

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