

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

Date: 19th April 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:
Our Ref: Y/46/22/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 Y/92/17/OUT relating to condition 5-schedule of materials and finishes.
Land at Drove Farm 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 **APPROVE details reserved by this condition**

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 that and the more recent Y/11/22/DOC could not be agreed in respect of the 'statement of detail' part of the condition due in part to the proposed window materials for the properties opposite the Conservation Area.

You have now proposed to use white painted timber windows for plots 1-8, 16-23 & 130-131 within the

Canal Green Character Area and this is now acceptable to the Councils Conservation Officer.

The other submitted details, namely the following, are also acceptable and so the condition is hereby discharged in full.

- "Statement of Architectural Detail pursuant to Condition 5 on Reserved Matters approval Ref. Y/49/21/RES" (23rd March 2022);
- Materials and Finishes Plot Schedule;
- Site Layout Materials Plan PLN-3-1108 Rev J;
- Dwg DW-SD07-016 Solider Course Details;
- Dwg DW-SD07-017 Brick Stretcher Course Details;
- Dwg DW-SD07-018 Recon Stone Cill Details;
- Dwg DW-SD07-019 Stretcher Cill Detail;
- Dwg ARCH-4065 Flint Detail;
- Dwg DB-SD02-028 Hardie Plank Fire Barrier Locations Window Section;
- Dwg DB-SD02-037 Hardie Plank Fire Barrier Locations Gable Elevation;
- Dwg DB-SD02-030 Hardie Plank Fire Barrier Locations External Corner Plan;
- Dwg DB-SD07-002_C Splay Bay Jamb Detail Splay Bay;
- Dwg DB-SD07-009_A Typical Bay Head Detail 1 of 2;
- Dwg DB-SD07-010_A Typical Bay Head Detail 2 of 2; and
- Dwg DB-SD07-001_F Full Height Rear Bay Window ARCH-4067 Lean to Porch.

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