



**The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015 - Article 6**
**Application for Approval of Reserved Matters Following
Outline Approval**

DECISION NOTICE

Application Ref: Y/74/17/RES

1 To Addressee

Plainview Planning Ltd
Clarendon House
42 Clarence Street
Cheltenham
GL50 3PL

2 Site Address

Land At
Kings Close

BN18 0EX

3 Description of Development

Approval of reserved matters following outline consent Y/22/14/ for 1 No. 4 bed house, 13 No. 3 bed houses, 3 No. 2 bed houses & 1 No. 2 bed flat over garages incorporating parking & access to main road via redefined alignment of Kings Close & highway improvement works at existing crossover.

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

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

16024-LOC REV A SITE LOCATION PLAN;
 16024-RM101 REV B PROPOSED SITE LAYOUT;
 16024-RM103 REV B ACCESS AND PARKING LAYOUT PLAN;
 16024-RM105 REV A STREET SCENES/SITE SECTIONS SHEET 1;
 16024-RM106 REV A STREET SCENES/SITE SECTIONS SHEET 2;
 16024-RM107 REV A STREET SCENES/SITE SECTIONS SHEET 3;
 16024-RM110 REV E LANDSCAPE LAYOUT;
 16024-RM111 PLANTING PLAN SHEET 1;
 16024-RM112 PLANTING PLAN SHEET 2;
 16024-RM113 PLANTING PLAN SHEET 3;
 16024-RM114 PLANTING PLAN SHEET 4;
 16024-RM115 PLANTING PLAN SHEET 5;
 16024-RM117 REV A BIN STORE TYPE A;
 16024-RM118 REV A BIN STORE TYPE B;
 16024-RM120 REV A PLOT 1 FLOOR PLANS, ROOF PLAN;
 16024-RM125 REV A PLOT 1 ELEVATIONS;
 16024-RM128 PLOT 1 SECTION;
 16024-RM135 REV A PLOTS 2-4 ELEVATIONS;
 16024-RM130 REV A PLOTS 2-4 FLOOR PLANS SHEET 1;
 16024-RM131 ROOF PLAN PLOTS 2-4 SHEET 2;
 16024-RM138 PLOTS 2-4 SECTION;
 16024-RM140 REV A PLOTS 5-8 SHEET 1 FLOOR PLANS;
 16024-RM141 REV A PLOTS 5-8 SHEET 2 FLOOR PLANS;
 16024-RM142 REV A PLOTS 5-8 SHEET 3 FLOOR PLANS;
 16024-RM143 REV A PLOTS 5-8 SHEET 4 ROOF PLAN;
 16024-RM145 REV A PLOTS 5-8 SHEET 1 ELEVATIONS;
 16024-RM146 REV A PLOTS 5-8 SHEET 2 ELEVATIONS;
 16024-RM148 PLOTS 5-8 SECTIONS;
 16024-RM150 REV A PLOTS 9-11 SHEET 1 FLOOR PLANS;
 16024-RM151 REV A PLOTS 9-11 SHEET 2 FIRST FLOOR PLANS;
 16024-RM152 REV A PLOTS 9-11 SHEET 3 SECTION FLOOR PLANS;
 16024-RM153 PLOTS 9-11 SHEET 4 ROOF PLANS;
 16024-RM155 REV A PLOTS 9-11 SHEET 1 ELEVATIONS;
 16024-RM156 REV A PLOTS 9-11 SHEET 2 ELEVATIONS;
 16024-RM158 PLOTS 9-11 SECTIONS;
 16024-RM160 REV A PLOT 12 FLOOR PLANS AND ROOF PLAN;
 16024-RM165 REV A PLOT 12 ELEVATIONS;
 16024-RM168 PLOT 12 SECTION;
 16024-RM170 REV A PLOT 13 FLOOR PLANS AND ROOF PLAN;
 16024-RM175 REV B PLOT 13 ELEVATIONS;
 16024-RM178 PLOT 13 SECTION;
 16024-RM180 REV A PLOTS 14-15 SHEET 1 FLOOR PLANS;
 16024-RM181 REV A PLOTS 14-15 SECOND FLOOR AND ROOF PLANS;
 16024-RM185 REV A PLOTS 14-15 ELEVATIONS;
 16024-RM188 PLOTS 14-15 SECTION;
 16024-RM190 REV A PLOTS 16-18 SHEET 1 FLOOR PLANS;
 16024-RM191 REV A PLOTS 16-18 SHEET 2 SECOND FLOOR AND ROOF PLAN;
 16024-RM195 REV A PLOTS 16-18 ELEVATIONS;
 16024-RM198 PLOTS 16-18 SECTION; AND
 16024-RM200 PROPOSED PRIMARY MATERIAL SAMPLES AS IMAGES.

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 external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats) and to minimise unnecessary light spillage outside the development site in accordance with policies GEN7, GEN29 & GEN33 of the Arun District Local Plan and the National Planning Policy Framework.

- 3 In accordance with the approved drawings, the following windows shall be obscure glazed & top vent opening only and shall be permanently retained as such:

Plot 1 - the first floor bathroom window in the east elevation;
 Plot 2 - the ground floor WC and first floor bathroom windows in the north elevation;
 Plot 4 - the ground floor WC and first floor bathroom windows in the south elevation;
 Plots 6 & 7 - the ground floor windows of the WC's in the north elevation;
 Plots 5 & 8 - the first floor bathroom windows in the north elevation;
 Plots 9-11 - the ground floor southern elevation WC windows;
 Plot 9 - the first floor bathroom window in the west elevation;
 Plot 11 - the first floor bathroom window in the north elevation;
 Plot 12 - the first floor bathroom window in the east elevation;
 Plot 13 - the ground floor WC window in the east elevation;
 Plot 13 - the first floor bathroom and en-suite windows in the south elevation;
 Plots 14-15 - the ground floor windows of the WC's in the east elevation;
 Plot 15 - the first floor bathroom window in the north elevation;
 Plots 16-18 - the ground floor windows of the WC's in the north elevation;
 Plot 16 - the first floor bathroom window in the east elevation; and
 Plot 18 - the first floor bathroom window in the west elevation.

Reason: To protect the amenities and privacy of adjacent existing/proposed properties in accordance with policies GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

- 4 In accordance with approved drawings, the following windows shall be obscure glazed & fixed shut and shall be permanently retained as such.

Plot 1 - the stair window in the south elevation;
 Plot 9 - the ground floor dining area window in the west elevation;
 Plot 11 - the first floor stair window in the east elevation;
 Plot 12 - the stair window in the south elevation;
 Plot 13 - the stair window in the north elevation;
 Plot 15 - the ground floor dining area window in the north elevation; and
 Plot 16 - the ground floor dining area window in the east elevation.

Reason: To protect the amenities and privacy of adjacent existing/proposed properties in accordance with policies GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

- 5 In accordance with approved drawings, the following windows shall be obscure glazed and shall be permanently retained as such.

Plots 6 & 7 - the two second floor shower room roof windows in the south elevation;

Plots 9 & 10 - the two second floor shower room roof windows in the north elevation;

Plots 14 & 15 - the two second floor ensuite roof windows in the east elevation; and

Plot 16-18 - the three second floor shower room roof windows in the south elevation.

Reason: To protect the amenities and privacy of adjacent existing/proposed properties in accordance with policies GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

- 6 In accordance with approved drawings, the ground floor dining area window in the west elevation of plot 18 shall be fixed shut and shall be permanently retained as such.

Reason: To protect the amenities and privacy of adjacent existing/proposed properties in accordance with policies GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

- 7 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses 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.

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 and the National Planning Policy Framework.

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 identifying matters of concern within the application (as originally submitted) 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.

Case Officer: Mr S Davis

Date of Decision:

6 April 2018



Neil Crowther
Group Head of Planning

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