

1 The permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

- (a) Appearance;
- (b) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3 The development hereby approved shall be carried out in accordance with the following approved substitute plan 11048/02r4.

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.

4 Construction work shall not begin until a scheme for protecting the proposed noise-sensitive development of 9 flats from noise from the adjoining industrial units has been submitted to and approved by the Local Planning Authority; all such works which form part of the scheme shall be completed before any part of the development is occupied.

Reason: To safeguard the amenity of residents in accordance with Arun District Local Plan policies GEN7 and GEN32.

5 The units shall not be occupied until the parking spaces and turning facilities 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 and turning of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

6 The units hereby permitted shall not be occupied and secure cycle parking has been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cycles.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with policy GEN7 of the Arun District Local Plan.

7 The units hereby permitted shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.

Reason: In the interests of road safety and to accord with approved policy in accordance with policy GEN7 of the Arun District Local Plan.

- 8 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1.A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
- 2.A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3.The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4.A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun District Local Plan policies GEN7.

- 9 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun District Plan policies GEN7.

- 10 Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard in accordance with Arun District Local Plan policies GEN7.

- 11 No development shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and no dwellings/buildings shall be occupied until such screen walls and/or fences associated with them have been

erected.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 12 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that (the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character)and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, GEN12

SOUTH EAST PLAN: CC1, CC2, CC4, H3, H4, H5, SCT6 and T4

NATIONAL PLANNING POLICY FRAMEWORK

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

- 13 INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to affordable housing.
- 14 INFORMATIVE: The West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site, areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act.

changes in national and local plan policies that would make the scheme unacceptable.

DESIGN AND VISUAL AMENITY

Policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework are a material consideration. Paragraph 17 of the NPPF states that planning should, 'always seek to ensure high quality design' and that 'permission be refused for poor design' (paragraph 64). Policy GEN7 adds that new development should achieve a high standard of design and layout and improve the visual amenities of the locality.

The site currently consists of a timber outbuilding/garage with fencing that is a semi-dilapidated structure, positioned in the corner of this residential cul-de-sac. It is of no architectural merit and is a visual eyesore that detracts from the visual amenity and character of the locality. The proposed brick built garage and wall is an acceptable design and scale that will improve the visual appearance of this area of Shirleys Garden.

RESIDENTIAL AMENITY

The application site is visible from properties in the immediate vicinity of the application site. However, the proposed garage will be sited sufficient distance so as not to create loss of daylight, outlook or overshadowing of neighbouring properties.

A condition is recommended to ensure that the garage is used solely for the parking/garaging of a private vehicle and is used for no other purpose, such as a trade or business, in order to protect the amenities of neighbouring properties.

SUMMARY

It is therefore recommended that consent is granted, subject to the conditions outlined below.

HUMAN RIGHTS ACT

Human Rights Act:

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article (8 right to respect to private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts (Neutral) have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans: drawing no. 6630/02 Site and Block Plan, drawing no. 6630/01 Plan Roof Plan and Elevations, received on 18 June 2012.

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.

- 3 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the garage, wall and gate have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development hereby permitted and retained as such thereafter, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 Notwithstanding the provisions of any Town & Country Planning General Development Order or Use Classes Order, the garage hereby permitted shall not be used for the storage of vehicles other than private motor vehicles and no trade or business shall be carried on therefrom.

Reason: To enable the Local Planning Authority to consider the acceptability of alternative use in the interests of amenity, in accordance with Arun District Local Plan policy GEN7.

- 5 The use of the garage hereby approved shall not commence until adequate turning on site has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such turning space shall be retained as such thereafter.

Reason: In the interests of road safety, to comply with policy GEN7 of the Arun District Local Plan.

- 6 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN2

NATIONAL POLICIES: National Planning Policy Framework (2012)

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

FP/115/12/ Indicative Location Plan**(Do not Scale or Copy)***(All plans face north unless otherwise indicated with a north point)*

Based on the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Arun District Council 100018487.

PLANNING APPLICATION REPORT**REF NO:** BR/85/12/**LOCATION:** 58 Linden Road
Bognor Regis**PROPOSAL:** Change of use from a 1 no. 5 bed dwelling (C3 Dwelling Houses) to 1 no. 8 bed house of multiple occupancy (C4 HMO)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open aspect to Havelock Road at the rear apart from a 1.6m high brick wall in rear west side. 2m high hedging at the front to Linden Road.
SITE CHARACTERISTICS	Two storey detached dwelling sited on corner of Linden Road with Havelock Road. A single storey garage located to the rear of the property.
CHARACTER OF LOCALITY	Residential with a number of 3 storey high detached/semi detached properties on both sides of Linden Road. A number of these are flatted developments and converted houses.

RELEVANT SITE HISTORY

BR/7/12/	2nd storey extension	Approve Conditionally 29-03-2012
BR/248/08/	Conversion of existing detached house into 4 one bed flat units. (Resubmission following BR/212/08/)	Approve Conditionally 06-10-2008

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council

OBJECTION on the grounds that the proposed additional storey will be out of character with

the street scene. Concerns were also expressed over the potential additional vehicles on this already congested road

COMMENTS ON REPRESENTATIONS RECEIVED:

The additional storey was granted permission under reference BR/7/12. Three off street car parking spaces are proposed to the rear of the property. This together with the fact that the site is in a very sustainable location within easy access to a number of bus services and the mainline train station makes the provision of 3 parking spaces acceptable.

CONSULTATIONS

Southern Water Planning

Environmental Health

WSCC Local Development Divis.

CONSULTATION RESPONSES RECEIVED:

ARUN ENVIRONMENTAL HEALTH

The property will be a mandatory licensable HMO (three storeys and five or more persons). The owner has been made aware of this fact.

The bedroom sizes on all three levels are above the minimum size required for an HMO without a shared lounge (for rental purposes).

The kitchen size is suitable for the proposed number of occupants and the stated layout by the owner is also acceptable.

Escape from the property will be available from both the front exit and the rear exit through the kitchen. The property will require a 30-minute protected escape route on all levels including a 30-minute resistance fire door to all rooms. Walls and floor must be of sound traditional construction. A Grade D, LD3 fire detection and alarm system will be required incorporating heat and smoke detectors which must be mains powered with integral battery back-up. This will be required on all storeys in the common parts and in the kitchen. Emergency lighting may be required if the proposed layout does not provide sufficient borrowed light, although the plans do appear to show natural light via windows on the first and second floors of the staircase. A fire blanket must be provided in a suitable location in the kitchen (not above or immediately adjacent to the cooker/s). Comments will also be solicited from WS Fire and Rescue Service as the property is a three-storey building with common parts.

The provision of en-suite shower and wc rooms to each bedroom is higher than the required standard and is commendable. The additional shared toilet at the back of the property is advantageous for any visitors (or occupants whilst using the kitchen or garden).

The additional parking which is to be provided at the rear of the property should help to alleviate any potential parking problems.

The owner has also been advised regarding the use of the property for inclusion in the Chichester and Arun Landlord Accreditation Scheme and has stated their intention to join the scheme. This would also provide a level of facilities provision and accommodation requirements above that normally required in an HMO.

The change in use proposed (from 5 to 8 persons) is not considered to create any problems in regard to Housing legislation based on the submitted proposals.

WEST SUSSEX HIGHWAYS

West Sussex County Council was consulted previously on Highway Matters for this location

under planning application BR/248/08, for a proposal to convert the dwelling into four 1 bed flats. No objection was raised to this application and consent was given by the Local Planning Authority, however it would appear the proposal was never implemented.

Linden Road is a 30mph residential through route; the site is located on the west side of the junction with Havelock Road. There is on-street parking on Linden Road and Havelock Road close to the application site.

From a traffic generation perspective it would be considered that an 8 bed house of multiple occupancy would have the potential to generate more vehicular traffic compared to the 5 bed dwelling house that currently stands. However in the context of the local area, which is predominantly residential, it would be difficult to substantiate that the potential increase in vehicular movements would be detrimental to highway safety.

From inspection of the plans it would appear that the existing garage will be demolished and the existing dropped kerb extended to provide 3 off street car parking spaces. The works on the highway for the extended access must be agreed with the WSCC Local Engineer and carried out under licence.

I would also request that any boundary fence or walling that is within the applicants control and falls within a 2 x 2 metre pedestrian visibility splay, at either side of the access, be reduced in height to 0.6 metres in the interests on road safety.

With regard to parking, the applicant will be providing 3 off street car parking spaces, a net increase of 2 over what currently exists. Consideration must also be given to the loss of one on street car parking space due to the extension of the existing access. Using the WSCC parking demand calculator the proposed provision does not meet the expected demand of the development. While on balance I believe this would not be detrimental to highway safety, the LPA may be minded to request that a car parking capacity survey be undertaken by the applicant to determine if the level of available on street car parking can meet the increased demand that this proposal would create.

This application does provide the opportunity to include cycle parking in the interests of sustainable methods of transport. This provision must be secure and covered and capable of storing at least one cycle per bedroom of the HMO, in this case 8. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA).

From the information supplied and presuming that all points raised in this consultation are considered I believe this application would be difficult to resist from a highway safety perspective.

If the LPA are minded to grant planning consent I would advise that conditions securing the extended access and cycle parking be included.

SOUTHERN WATER

No objection. Request an informative to advise that an application to connect to the mains sewer would be required.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN12	Parking in New Development
	GEN7	The Form of New Development

South East Plan:

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
------	------------------------------------

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

In line with national and local planning policy the principle of residential development in this built up area location is acceptable unless material considerations indicate otherwise.

CHARACTER AND APPEARANCE

There are no external alterations proposed with this application so in physical terms there will be no impact on the existing character of the area. With regards to the proposed use as an HMO comprising 8 units, there are a number of flat developments in the vicinity thereby making the proposal acceptable in terms of its impact on the character of the immediate locality.

RESIDENTIAL AMENITY

Again given that there are no external alterations there is no impact on nearby residential amenity by way of loss of daylight and/or visual intrusion.

In terms of the increased use of the property as an 8 room HMO there will be some impact on neighbouring residents, principally those in 1 Havelock Road and 60 Linden Road by way of an increased incidence of noise and disturbance. However, previous planning history is a relevant material consideration in this respect.

Planning permission was granted in October 2008 for the conversion of the dwelling into 4 one bed flat units under reference BR/248/08. It is considered that such a proposal had it been implemented would have given rise to an equal if not greater level of noise and disturbance.

This is a town centre location where the level of vibrancy would be expected to be greater than elsewhere for example a sub urban location. Given its location and degree of separation from other residential properties, it is considered that residential amenity will be maintained at an acceptable level.

HIGHWAY CONSIDERATIONS

It is considered that the proposal will not result in an unacceptable increase in demand for on street parking on nearby roads given the fact that 3 off street car parking spaces are proposed to the rear of the property. In addition an HMO use is more likely to attract non car owning residents who will be attracted by the fact that the site is a few minutes away from Bognor's mainline railway station and its array of bus services. It is therefore considered that the proposal will not have an unacceptable impact on highway safety in conflict with policy GEN7(vii).

CONCLUSION

The proposal is considered to be a high standard of HMO accommodation in keeping with the character and appearance of the locality. Given this sustainable town centre location the proposed development will not have an unacceptable impact on neighbouring residential amenity or highway safety. Planning permission is therefore recommended subject to the following conditions.

HUMAN RIGHTS ACT

FOR APPROVAL

Human Rights Act:

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect to private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts (neutral) have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans: 2no. Site Location Plans, HMO 110, 110/R2 (Existing Layout), 110/R2 (Proposed Layout), 110/R2 (Existing and Proposed Elevations).

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.

- 3 The rear access from the site to the public highway shall be designed, laid out and constructed with kerb visibility and sight lines in all respects in accordance with plans and details to be submitted to and approved by the Local Planning Authority before any other operation or use authorised by this permission is commenced and thereafter retained.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The use of any land for car parking shall not be commenced until it has been laid out, surfaced and drained and such land shall be permanently retained as such and shall not be used thereafter for any purpose other than the parking of vehicles.

Reason: To ensure a satisfactory standard of development in accordance with policy GEN7 of the Arun District Local Plan.

- 5 The use hereby permitted shall not be occupied until provision for cycle parking has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be permanently retained and used only for the storage/parking of bicycles.

Reason: To ensure that adequate and satisfactory provision is made for the storage/parking in accordance with policy GEN7 of the Arun District Local Plan.

- 6 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that (the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character)and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7

NATIONAL POLICIES: NPPF

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

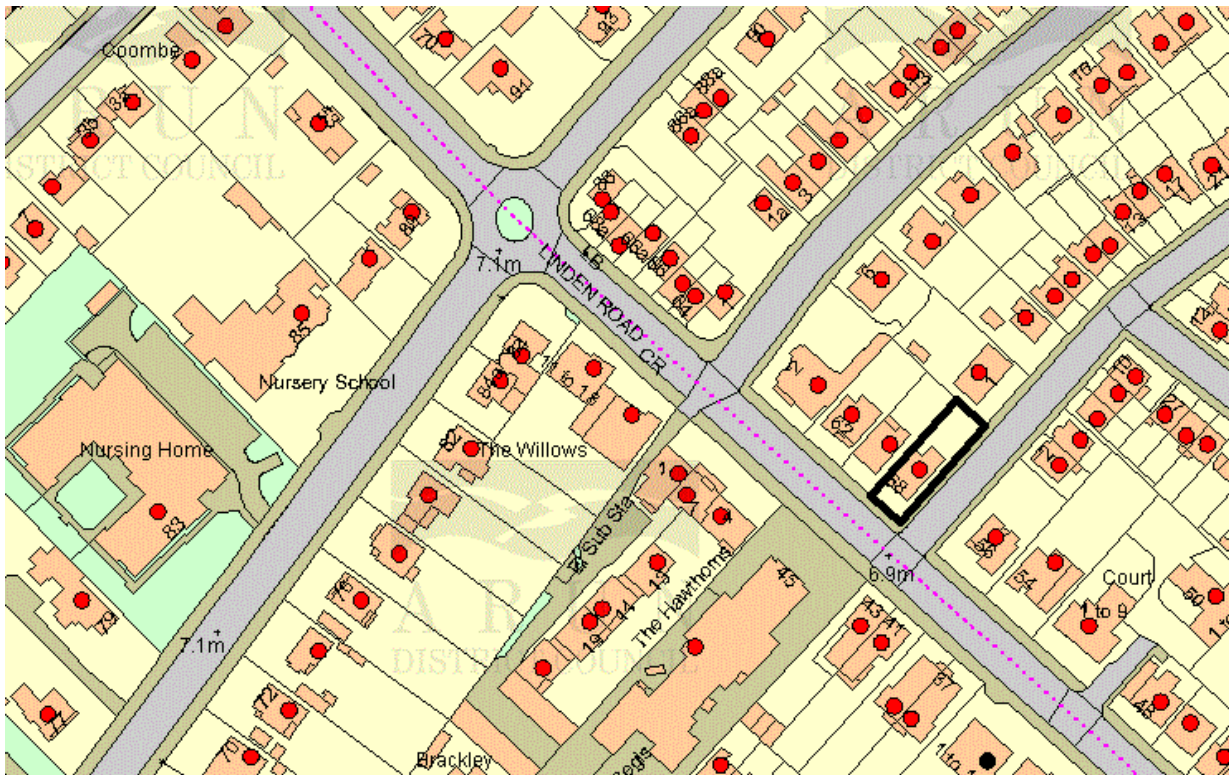
- 7 **INFORMATIVE:** A formal application for connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd, Anglo St. James

House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688)

- 8 **INFORMATIVE:** The applicant is advised to contact the Coastal Team, Community Development and Big Society, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB (tel. No. 01243 642105, to obtain a license for the site access works.

BR/85/12/ Indicative Location Plan
(Do not Scale or Copy)

(All plans face north unless otherwise indicated with a north point)



Based on the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Arun District Council 100018487.

PLANNING APPLICATION REPORT**REF NO:** BE/77/12/**LOCATION:** Groves Farm
Colworth
Chichester**PROPOSAL:** Seasonal polytunnels for soft fruit production. This application is subject to an Environmental Impact Assessment**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Erection of polytunnels for the rotation of the fruit production of strawberries, raspberries and blackcurrants over a 19.2 hectare area the development will be no more than 12 hectares. The tunnels are 7.8m wide and 3.9m high each.
SITE AREA	19.2 hectares
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat. Slightly raised up from the road.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedgerow screen along A259 and access track at Elbridge Cottages.
SITE CHARACTERISTICS	Large arable field. Adjacent to field with previous approval for polytunnels.
CHARACTER OF LOCALITY	Predominately rural. There are polytunnels on the adjoining site to the east of the site entrance. Along the road frontage there is the Yeomans garage and a cattery.

RELEVANT SITE HISTORY

BE/81/10/	Seasonal polytunnels for soft fruit production (this application is the subject of an Environmental Impact Assessment)	Approve Conditionally 29-09-2011
-----------	--	-------------------------------------

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bersted Parish Council

Objection. The fields are within the flood plain and the drainage system is not adequate to handle surface water run off from the polytunnels. The water table is extremely high at all times. In heavy rain the fields become saturated. The surface water will then pour off

directly onto the A259. Chichester Road was closed between Merston and Babsham in the June floods. Roads were closed and properties flooded. The Aldingbourne and Eldbridge rife broke their banks. There are acres of polytunnels running along the meadows between the rife. Concern that surface water drainage from the development will run into these rife.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted. The Environment Agency and the Council's Engineers have both raised no objections, subject to a condition being imposed concerning surface water drainage. This is based on the fact that building within the flood plain will not result in a reduction of flood storage as the water can flow into the polytunnels unlike residential development.

CONSULTATIONS

Engineering Services Manager
 Scotia Gas Networks
 WSCC Local Development Divis.
 Environment Agency
 Parks and Landscapes
 Southern Water Planning
 Natural England

CONSULTATION RESPONSES RECEIVED:

County Highways

In 2011 no objections were raised to a similar application. According to the information submitted there will be no increase in employment numbers on the site. No access details have been provided therefore it is assumed that traffic will be routed via Groves Farm access at the A259. On the basis no accidents have been recorded at this point. Therefore no objection.

Southern Gas Networks

High pressure pipelines are in close proximity to the site. The exact location of the pipeline is required. This pipeline is registered with the Safety Executive as a Major Accident Hazard Pipeline. The pipeline is of prime importance to the gas supplied in this area therefore no excavation is permitted with 3m either side of the pipeline. No plant or storage shall be made within any easement strip. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required. A minimum clearance of 600mm is required.

All precautions stated in publication T/SP/SSW22 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be complied with and the form at Annex A completed and returned by the responsible site person and details can then be discussed.

Southern Water
 No objection

District Engineers

Restriction of the surface water discharge to greenfield runoff will result in the same amount of water entering the watercourse as it would as if it were undeveloped land. The result would be that the flood risk will not be increased but actually may be reduced as long as the drainage is designed correctly. The act of building on the floodplain will not have a reduction on flood storage as the water can flow into the poly tunnels unlike a residential development where the flood defences would be needed to protect the development. The net result of this development would be no change in the risk of flooding to the site and anyone else within the drainage network. No objection, subject to the imposition of a condition concerning surface water drainage.

Environment Agency

No objections subject to a condition concerning surface water drainage.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	GEN9	Foul and Surface Water Drainage
	GEN12	Parking in New Development
	DEV3	Horticulture

South East Plan:

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
------	------------------------------------

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

The emerging Arun Local Plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. It remains subject to public consultation and the formal adoption process as a whole and it is therefore of very limited weight in terms of the decision making process at this stage.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS**PRINCIPLE**

The site lies outside the Built Up Area Boundary and within the Strategic Gap of Bognor to Chichester where development is only permitted if necessary for the needs of agriculture and

where landscape improvements are proposed. The proposal is for seasonal polytunnels for soft fruit growing of strawberries, raspberries and blackcurrants covering an area of 12 hectares, leaving a 5m strip around the perimeter of the field. These will be screened by the existing hedgerow and there are proposals to enhance this. Between February and November polythene protection is required for the first growth. The polythene will be taken down between December and January.

National Planning Policy Framework

There are 3 dimensions to sustainable development economic, social and environmental.

Economic development should contribute to building a strong, responsive and competitive economy by ensuring sufficient land of the right type is available in the right places to support growth and innovation.

The Social Role is by supporting strong, vibrant and healthy communities by providing the accessibility to local services which reflect the communities needed to support health and social wellbeing.

Environmental contributions are by protecting and enhancing the natural built and historic environment and helping to enhance and improve biodiversity, use of natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change including moving to low carbon economy.

It is considered that the polytunnels are in accordance with these principles for the reasons given below as it extends the growing season for the local economy and the polytunnels can be removed when not in use.

DEV3 HORTICULTURE:

New glass houses and polytunnel development will usually be permitted provided that there is no adverse impact on the surrounding landscape and that adequate water resources are available and surface water drainage exists or can be provided. In this case a flood risk assessment has been submitted which shows that the site is close to a reservoir and that two new drainage ditches will be constructed to provide runoff attenuation and part of the required storage, with the majority of storage being accommodated within the proposed leg row swales as discussed below.

FLOODING ISSUES AND DRAINAGE

The site is in Flood Zone 1 and the proposal is for development greater than 1 hectare. Therefore an FRA has been submitted with the application. Run off from the polytunnels will flow into new drainage ditches through throttle pipes that will restrict the rate of flows. The FRA concludes that in this less vulnerable flood zone, the proposal will not result in any net loss of flood plain storage, and will not impede water flows or increased floor risk elsewhere. As stated above, two new ditches will be constructed to provide run off attenuation and leg row storage (which consists of a dam created by sand bags to store the flow of run off). The polytunnels generate 100% runoff, however, as soon as the water hits the ground infiltration and evapotranspiration will start to attenuate the flow. Ground water levels are high however the FRA states that it is unlikely that the groundwater level will be raised sufficiently to induce flooding of the polytunnels. It is noted that the site is close to the A259 and assumed that road drainage will be directed to drainage ditches at the Elbridge Rife and that the drainage network for the road has been designed for storm events and will not impact on the EA Flood Zone. Therefore neither the road or polytunnels will affect or be affected by the other.

The Parish Council have raised an objection based on the recent flooding due to high rainfall. However, the Environment Agency and the District Engineers have raised no objections subject to a condition being imposed regarding surface water drainage.

AREA 10 STRATEGIC GAPS:

The site lies within the strategic gap Bognor Regis to Chichester. Within the strategic gaps, development will only be permitted if it is demonstrated to be necessary to meet the requirements of the development plan and that attention is given to the long term enhancement of the landscape. The proposal below includes enhancements to the hedgerow and copse.

JUSTIFICATION FOR POLYTUNNELS

The proposal is for 12 hectares of polytunnels which is a considerable area. Fruit growing is an agricultural activity; however, such an extensive coverage of the land with polytunnels requires a justification.

The application states that to meet supermarket requirements soft fruit has to be grown to precise specifications. Polythene protection allows a 60% reduction in pesticide use, and it allows early and late growing to provide an alternative to imports from Spain and California. Therefore this is a sustainable alternative. This site will be added to the adjacent site which already have approval for polytunnels and this allows for crop rotation to extend the season to 10 months.

The microclimate in the Chichester Plain is ideal for early soft fruit production. The site is located close to a reservoir and is well screened by existing hedgerow. The farmland margins around the site will be seeded with wild flower mixture. The site is screened on the A259 by Alder trees and hedgerow and Alder planting has already been undertaken along the A259 at Babsham Lane. The land is currently arable farmland and the polytunnels allow the farmer to diversify the existing use to enhance the farms economic sustainability.

BIODIVERSITY

An ecology statement has been included with the application. Slow worms have been recorded 1km south east of the site at Colworth, and 1km north at the dog kennels at Jack's Dyke. Birds associated with arable land such as corn bunting, grey partridge and sky larks and common hedgerow birds are associated with mixed farmland and wetland would be expected to be resident during the nesting season. The mature Oak trees have potential to support a bat roost but not proposed to remove the trees. The water courses are considered to be too small to support water vole, although they could be used for winter refuge. No evidence of badgers was found. Brown hare has been observed.

The value of the grassland strip adjacent to the rife is not known and would require further surveys to be conducted in spring/summer. However the grass strip will not be directly impacted by the development.

There is a proposal to enhance the landscape along the east and west boundaries with increased native shrubs. Grassland verges between the polytunnels and the hedges will be increased to improve the biodiversity. A grass headland will be created and maintained as a habitat for nesting skylarks. Normal field creation for strawberry bed taken place in September this avoiding any potential disruption of habitats.

LANDSCAPING

The polytunnels are 7.8m wide with a maximum height of 3.9m in the summer and 2.8m in the

spring. The polytunnels will run west to east in a line with the natural gradual slope of the land. There is hedgerow along Chichester Road effectively screening the site. Internal boundaries are marked by hedgerow and mature trees. It is proposed to strengthen the gaps along the A259 with native hedgerow and additional Alder planting has already taken place. It is also proposed to establish a small copse adjacent to the Honda garage and dog kennels.

SUSTAINABILITY

The use of polytunnels contributes positively to a reduction in food miles as it allows fruit production for eight to ten months rather than the natural short summer season. This is good for the economy as it limits the import of fruit from abroad. It reduces the need to transport the produce thousands of miles to supermarkets.

HIGHWAY ISSUES

The proposal does not include any changes to the existing access and no change is proposed to the existing route of vehicles transporting fruit to a packinghouse. Therefore it is not considered that the proposal would result in a loss of highway safety. County Highways have raised no objections.

SUMMARY

The proposal to diversify into intensive soft fruit growing is not considered to result in any loss of visual amenity or any significant impact on the countryside. It is considered the proposal would not result in any significant impact on flooding or highway safety.

Therefore it is recommended that the application is approved subject to the following conditions.

HUMAN RIGHTS ACT

FOR APPROVAL

Human Rights Act:

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article (8) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal none of the following impacts (negative, Neutral or positive) have been

identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans drawings 0810-051, 0810-050, 0810-052, 0810-050a,

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

- 3 There is a Southern Gas Networks High and Intermediate Pressure Pipeline in the vicinity of this site. No mechanical excavation shall occur within 3 metres either side of the pipeline. No plant or storage of equipment shall be made within any easement strip. If any metallic pipes or cables are being in proximity to gas pipelines then interference testing will be required. A minimum clearance of 600mm is required. All precautions stated in publication T/SP/SSW22 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. No thrust boring shall take place within three metres of the pipeline.

Reason: The site is registered with the Health and Safety Executive as a Major Accident Hazard and in accordance with the National Planning Policy Framework.

- 4 Development shall not commence until full details of the proposed surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall demonstrate the surface water run-off generated up to and including the 1:100 years critical storm will not exceed the run-off from the developed site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and maintained as such thereafter.

The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason : To prevent the increased risk of flooding, to improved and protect water quality, improve habitat and amenity and ensure compliance with the NPPF.

- 5 No development shall take place until there has been submitted to and approved by the Local Planning Authority a landscaping scheme including details of existing trees and hedgerows to be retained, and full details of the new planting proposed. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the erection of the polytunnels or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the

completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 6 INFORMATIVE:
Before work commences on site contact must be made with Southern Gas Networks in order that a representative can undertake a site visit.

- 7 INFORMATIVE:
There is a High and Intermediate Pressure Gas Pipeline on the site which is registered with the Health and Safety Executive as a Major Accident Hazard Pipeline. Therefore any pipeline sections that are planned and agreed by Southern Gas Networks to be permanently covered such as by a road section will require a coating survey. A protective slab could also be required depending on the planned finished ground levels. This pipeline is cathodically protected and has test cables located in surface boxes and if these were to be lost through this pipework remedial action will be required by the developer.

- 8 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

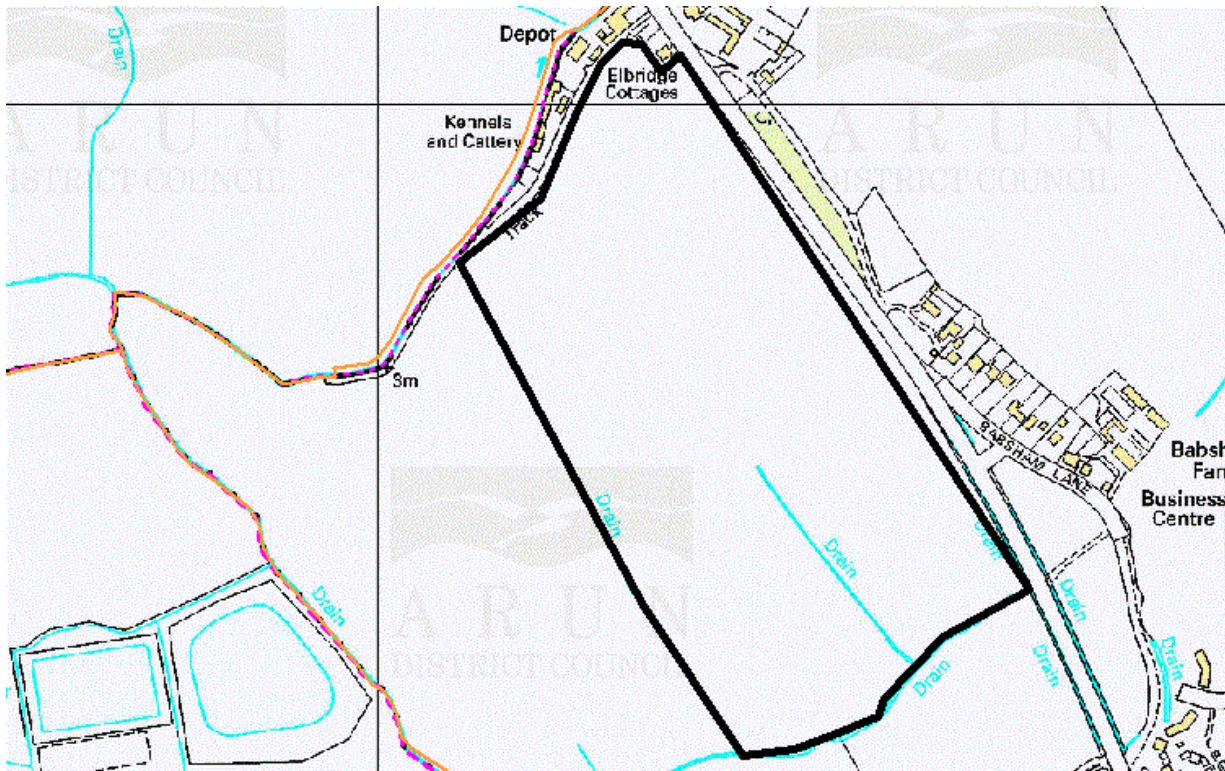
LOCAL PLAN: GEN3, GEN7, GEN9, DEV3

NATIONAL PLANNING POLICY FRAMEWORK:

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

BE/77/12/ Indicative Location Plan
(Do not Scale or Copy)

(All plans face north unless otherwise indicated with a north point)



Based on the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Arun District Council 100018487.

PLANNING APPLICATION REPORT**REF NO:** AW/128/12/**LOCATION:** 12 Chawkmare Coppice
Bognor Regis**PROPOSAL:** 2 no. new windows to west elevation**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The installation of 2 no. windows on the west side elevation, one measures approximately 0.5m X 0.8m in height and the other 0.9m x 0.8m in height.
SITE AREA	Approximately 756 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Rear and side boundaries mixture of close boarded fencing + hedging/tree screening.
SITE CHARACTERISTICS	Detached bungalow with attached double garage. Property has previously been extended on the rear. The dwelling has smooth rendered walls painted white, concrete tiled roof with white window frames.
CHARACTER OF LOCALITY	Residential comprising detached bungalows and chalet style properties of various styles and designs.

RELEVANT SITE HISTORY

BR/220/83	Double extension to rear	Approve Conditionally 13-04-1983
-----------	--------------------------	-------------------------------------

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council

Objection

Members object to the application on the following grounds; that the two new windows are un-neighbourly and that they should be constructed using opaque glass. Also, the Members are of the belief that this application appears to be retrospective, the work having already been done. Therefore, members agreed that this application is in direct conflict with Policy DEV19 of the Arun District Local Plan 2003.

COMMENTS ON REPRESENTATIONS RECEIVED:

Parish Council comments noted

The windows have been manufactured as obscure glazing with the top fan lights only being capable of being opened. When viewed from the neighbouring property No 14 the upper level are only visible above the fencing so it is not considered that this is of a harmful nature to recommend refusal.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Open Plan Condition

PDR on BR/220/83 re windows.

Tree Preservation Order 2/58

The Emerging Arun Local Plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. It remains subject to public consultation and the formal adoption process as a whole, and it is therefore of very limited weight in terms of the decision making process at this stage.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

GEN2
GEN7

Built-up Area Boundary
The Form of New Development

South East Plan:

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The site is located within the built up area where the principle of development is deemed to be acceptable, provided relevant planning policies are satisfied. In this instance the main policy concern relates to the impact on the neighbouring property.

HISTORY

The retrospective application is for the installation of two windows on the west side elevation of a previously approved extension BR/220/83 which was passed on the 13th April 1983 and constructed at that time. The application was approved for two single storey extensions to the rear, one on the eastern side and one on the western side. Condition No 2 on this permission stated "no windows or other openings shall be formed in the west wall of the kitchen and study extension without the prior permission of the Local Planning Authority on an application in that behalf".

CHARACTER AND APPEARANCE

There is an existing window on the west side elevation that serves the kitchen and the two new windows have been installed on this side elevation and serve the kitchen. The windows are obscure glazed with only the top fan light being capable of being opened. The windows are white PVCu that match the existing windows in style and appearance and do not detract from the character and appearance of the host dwelling.

RESIDENTIAL AMENITY

The neighbouring property No 14 is sited approximately 3m away from the western side elevation of the extension and the windows are positioned in line with the kitchen door of this property. The upper level of the windows when viewed from the neighbouring property No 14 are visible above the boundary fencing but with obscure glazing are not considered to create unacceptable overlooking or loss of outlook to the occupiers of this property.

SUMMARY

The windows are not visible within the street scene and in view of their position and obscure glazing are not considered to be of a harmful nature to recommend refusal. It is therefore recommended that retrospective planning permission is granted, subject to the following conditions.

HUMAN RIGHTS ACT

Human Rights Act:

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article (right to respect for private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal a neutral impact has been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The two windows hereby approved shall at all times be glazed with obscured glass and only the top fan light capable of being opened.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 2 The windows hereby approved have been carried out in accordance with the submitted plans: Site/Block/Floor/Elevations Drg No 4682/1 Rev B received on 25th June 2012.

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.

- 3 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7

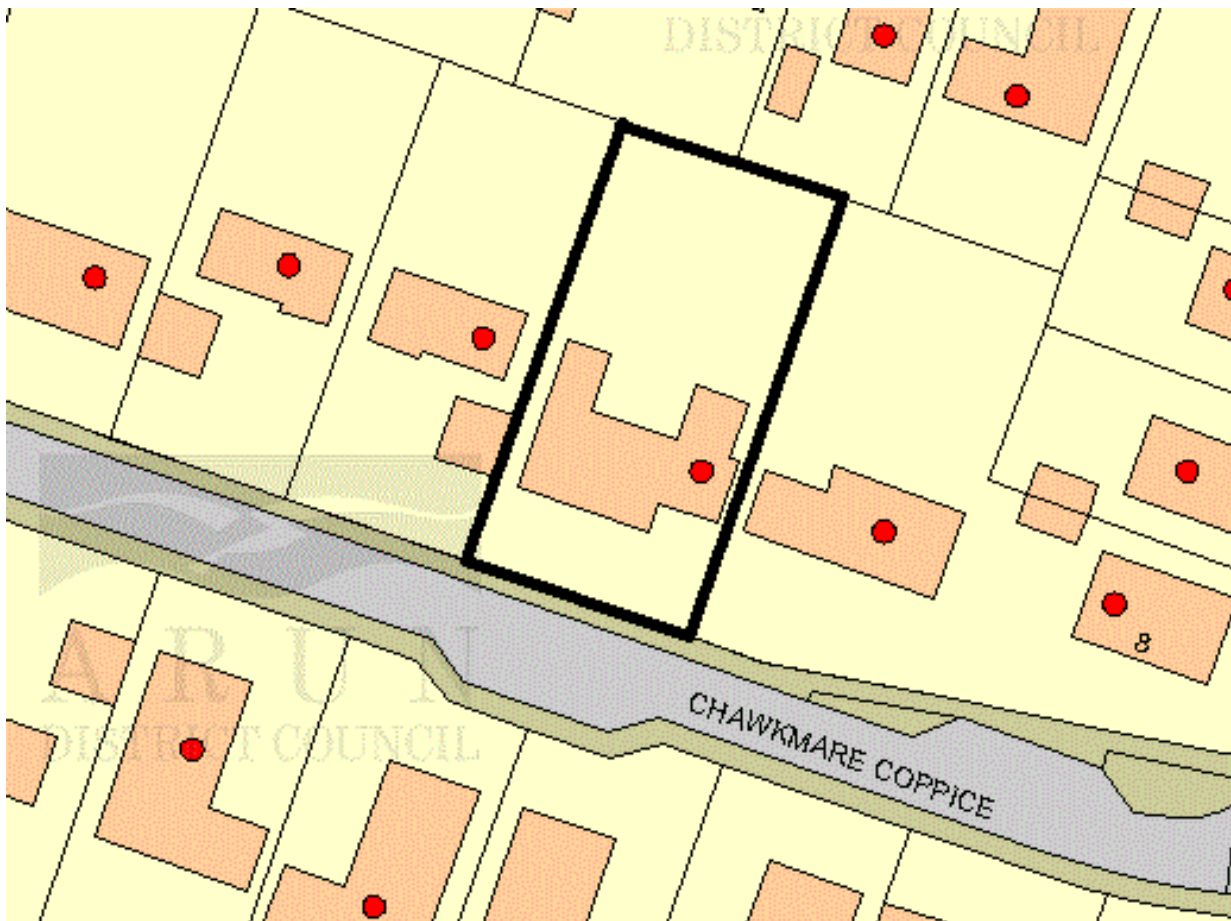
THE NATIONAL PLANNING POLICY FRAMEWORK

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

AW/128/12/ Indicative Location Plan

(Do not Scale or Copy)

(All plans face north unless otherwise indicated with a north point)



Database rights 2011 Ordnance Survey 100018487 © GeoPerspectives 2007 © Landmark Information

Based on the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Arun District Council 100018487.

AGENDA ITEM 9

DEVELOPMENT CONTROL COMMITTEE

22 August 2012

PLANNING APPEALS

APPEALS RECEIVED AGAINST PLANNING DECISIONS & ENFORCEMENTS

Appeals Awaiting a Decision

M/99/11/

Received: 20-02-2011

Land Adj 131 Elmer Road Middleton-on-Sea

Application for Outline Planning Permission with some matters reserved for a terrace of 3 no. 3 bed dwellings & 1 no. detached 2 bed cottage

Written Representations

PINS Ref: APP/C3810/A/12/2169958/NWF

BN/15/11/

Received: 13-10-2011

Land east of Goodacres Barnham

Outline application for residential development comprising 75 dwellings, access and associated landscaping and works - This is a Departure from the Development Plan & affects a Public Right of Way

Written Representations

PINS Ref: APP/C3810/A/11/2161133/NWF

WA/3/11/

Received: 17-10-2011

The Holly Tree Pub The Street Walberton

Proposed refurbishment works to Holly Tree pub including the provision of 8no. Bed & Breakfast rooms and enabling development of 9no. residential dwellings with associated car parking, access & landscaping. (This is a departure from the development plan)

Informal Hearing

PINS Ref: APP/C3810/A/11/2162268

AL/95/11/

Received: 20-01-2012

7 Beech Close Westergate

Erection of 1 no 2 bedroom bungalow

Written Representations

PINS Ref: APP/C3810/A/12/2168740

M/111/11/

Received: 06-03-2012

5 Ancton Way Middleton on Sea

Free standing balcony to the rear of the property from hobbies room.

Written Representations

PINS Ref: APP/C3810/D/12/2171481

FG/108/11/

Received: 30-03-2012

Main A259 Road Ferring

Outline application for up to 40 dwellings (30% affordable - up to 12 dwellings) 2304sqm of open space, incidental landscaping & vehicular access onto the A259. This application is a Departure from the Development Plan.

Informal Hearing

PINS Ref: APP/C3810/A/12/2171484

- BE/65/11/**
Received: 16-04-2012
36 Markfield Bognor Regis
Application for Outline Planning Permission with some matters reserved to demolish 2 no. garages & construct 1 no. 2 bedroom bungalow
Written Representations
PINS Ref: APP/C3810/A/12/2168065
- BR/253/11/**
Received: 16-04-2012
45 Glamis Street & land fronting Lyon Street Bognor Regis
Demolition of two garages and erection of two one bed flats (resubmission of part of BR/208/10)
Written Representations
PINS Ref: APP/C3810/A/12/2173574/NWF
- LU/233/11/**
Received: 17-04-2012
37 Griffin Crescent Wick Littlehampton
Removal of existing garages. Proposed Single Dwelling.
Written Representations
PINS Ref: APP/C3810/A/12/2173057
- EG/43/11/**
Received: 01-06-2012
Barnham Manor Rest Home 150 Barnham Road Barnham
Conversion of existing loft to provide staff accommodation
Written Representations
PINS Ref: APP/C3810/A/12/2173455
- LU/10/12/**
Received: 06-06-2012
10 Griffin Crescent Littlehampton
Single storey forward extension to garage
Written Representations
PINS Ref: APP/C3810/D/12/2175489
- R/30/12/**
Received: 26-06-2012
13 Chaucer Avenue Rustington
Erection of garden shed to house mobility equipment
Written Representations
PINS Ref: APP/C3810/D/12/2177456
- BR/55/12/**
Received: 29-06-2012
5 Seafeld Terrace Stocker Road Bognor Regis
First floor balcony to south elevation (re-submission following BR/160/11).
Written Representations
PINS Ref: APP/C3810/D/12/2178430
- LU/42/12/**
Received: 29-06-2012
3 New Road Littlehampton
Change of use from B1 (Business) to C3 (residential)
Written Representations
PINS Ref: APP/C3810/A/12/2177634/NWF

AW/71/12/T
Received: 02-07-2012

53 Old Place Aldwick
Fell one Oak tree.

Written Representations

PINS Ref: APP/TPO/C3810/2665

LU/48/12/
Received: 27-07-2012

Land to rear of 11 Esmonde Close and 14 Peregrine Road
Littlehampton

Demolition of five garages and erection of 1 No detached
chalet bungalow

Written Representations

PINS Ref: APP/C3810/A/12/2178674/NWF

Y/51/11/
Received: 31-07-2012

Land rear of Eappa Farmhouse North End Road Yapton
New dwelling. Resubmission of Y/7/11 (This application is a
Departure from the Development plan)

Written Representations

PINS Ref: APP/C3810/C/12/2173591

CON/252/10/
Received: 19-12-2011

Eastmere Stables Eastergate Lane Eastergate
Alleged unauthorised use of land

Written Representations

PINS Ref: APP/C3810/C/11/2166629

CON/254/11/
Received: 29-03-2012

The Cart Barn Old Dairy Lane Norton Chichester
Alleged unauthorised non compliance with Condition 10 of
planning application AL/92/08/

Written Representations

PINS Ref: APP/C3810/C/12/2173374

CON/253/11/
Received: 03-04-2012

Norton Dairy Old Dairy Lane Norton Chichester
Alleged unauthorised non compliance with Condition 10 of
planning application ref. AL/92/08

Written Representations

PINS Ref: APP/C3810/C/12/2173591

CON/369/11/
Received: 11-04-2012

93 West Front Road Pagham
Alleged Unauthorised front extension

Written Representations

PINS Ref: APP/C3810/C/12/2173887