Horsham District Council

Park House
North Street
Horsham
West Sussex
RH12 1RL

Telephone
(01403) 215100

Application Number PL/107/03

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

JARGEN CHRISTIANSEN
BREINDAHL
6 PRIME CLOSE
WALBERTON
ARUNDEL W SUSSEX BN18 0PL

On behalf of: MR I J BONIFACE

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:-

ERECTION OF 1 BUNGALOW

MOUNT VIEW STANE STREET NORTH HEATH

to be carried out in accordance with your application and plan No. PL/107/03 (as modified by the undermentioned conditions, if any) submitted to the Council on 02/09/2003 and subject to compliance with the conditions specified hereunder.

DIRECTOR OF PLANNING DATE 26/11/2003

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

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

2. No development shall be carried out unless and until a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved 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.

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3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or Orders amending or revoking and re-enacting the same, the building(s) shall not be extended or altered in any way, unless permission is granted by the Local Planning Authority on application in that behalf.

   Reason: To maintain control over the development in the interests of amenity.

4. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

   Reason: To ensure a satisfactory development and in the interests of amenity.

5. All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting season following completion or occupation of the development whichever is the sooner or in accordance with a programme for implementation agreed in writing with the Local Planning Authority as part of the landscaping details or before development commences whichever is the sooner. Any soft landscaping which, within a period of 5 years from the completion of the development dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give written consent to any variation. All landscaping shall be retained as part of the development unless the Local Planning Authority agrees in writing to its removal.

   Reason: To ensure a satisfactory development and in the interests of amenity.

6. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 0800 and 1800 on Mondays to Fridays inclusive and 0800 hours and 1300 hours on Saturdays, and no work shall be undertaken on Sundays or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

   Reason: To safeguard the amenities of nearby residents.

7. Before development commences precise details of the finished floor levels of the development in relation to a nearby datum point shall be submitted to and approved by the Local Planning Authority. The

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development shall be completed in accordance with the approved details.

Reason: To control the development in detail in the interests of amenity.

8. The development hereby permitted shall not proceed until details of the proposed surface water and foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the proposed development is satisfactorily drained.

9. None of the dwelling(s) hereby permitted shall be occupied until the drainage works have been completed in accordance with the submitted plans.

Reason: To ensure that the development is satisfactorily drained.

10. The access(es) from the site to the public highway, shall be widened to 4.5 metres for a length of 10 metres from the channel line of Stane Street to enable two cars to pass one another and in all other respects designed, laid out and constructed in accordance with the plans submitted to and approved by the Local Planning Authority.

Reason: In the interests of road safety and to accord with approved policy.

NOTE:
Applicants are advised to obtain a copy of the access specification from the Area Highway Engineer at Broadbridge Heath (telephone 01403 223900)/Clapham (telephone 01903 878500) where the permission seeks to create or improve a simple dropped kerb pavement/verge crossing. Where more extensive highway works are concerned, the applicant is advised to contact the County Surveyor and Engineer in Chichester (01243 777100) as a Legal Agreement may be required.

11. No development shall take place unless and until details of the layout and specification of and construction programme for the roads, footpaths and casual parking areas and the foul and surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until it is provided with an access constructed in accordance with such approved details to the established highway network.

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Reason: To secure satisfactory standards of access and drainage for the proposed development.

12. Before development commences a scheme to show provision for refuse and recycling facilities shall be submitted to and approved by the Local Planning Authority in writing and thereafter implemented in accordance with the approved details.

Reason: To ensure that an acceptable standard of development is provided and retained.

13. No burning of materials shall take place on the site other than that which might occur in connection with occupation of proposed development.

Reason: In the interests of amenity.

Note to applicant:
In making this decision the Council has had regard to the following policy(ies) from the Horsham District Local Plan/West Sussex Structure Plan....

EDC01 HS07 HS10

N.B. IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ENCLOSED WITH THIS FORM. Your copy of the application determined as above is returned herewith for your records.