

CHICHESTER DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE
ORDER) 2015 (as amended)

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

To:

Agent :

Mr Steve Walker
90 Southleigh Road
Southleigh Road
Havant PO9 2PR
United Kingdom

Applicant Details :

Adele Thorpe
61 The Roselands Salthill Road
Fishbourne
West Sussex PO19 3QD

In pursuance of their powers under the above mentioned Act, Regulations and Orders, the Council hereby notifies you that they **PERMIT** the following development:

Single storey rear extension.

The Roselands 61 Salthill Road Fishbourne Chichester West Sussex PO19 3QD

to be carried out in accordance with your application FB/23/01179/DOM submitted to the Council on 7 June 2023 and as modified by any relevant under mentioned conditions and subject to compliance with all conditions specified hereunder:

Time limits and implementations conditions:

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

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

2) The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans"

Reason: For the avoidance of doubt and in the interests of proper planning.

Conditions requiring Local Planning Authority written approval or to be complied with by developer before occupation:

3) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form and plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

Conditions to be compiled with at all times following completion of the development:

Decided Plans

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Details	Reference	Version	Date Received	Status
PLAN -	P3		07.08.2023	Approved
PLAN -	P0		07.08.2023	Approved
PLAN -	P1		07.08.2023	Approved
PLAN -	P2		07.08.2023	Approved

Informative(s)

1) 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.

Please Note: The headings to the Conditions are inserted for ease of reference only and shall not affect the interpretation of the Condition(s).

The applicant is reminded that the Council operate a formal procedure for the discharge of conditions. Details of this procedure can be found on the Council's website

(<http://www.chichester.gov.uk/index.cfm?articleid=8734>) or by telephone (01243 534734).

The plans the subject of this decision can be viewed on the Council's website www.chichester.gov.uk quoting the reference number of the application or alternatively by scanning the QR code. For all applications after May 2003, the relevant plans are listed as "Plans-Decided".



Decision Date : 11 August 2023

Signed:



Andrew Frost
Director of Planning and Environment
Chichester District Council

**Chichester District Council
Notes to accompany Decision Notices**

Building Regulations - This decision is not a decision under the Building Regulations and the applicant should ensure that all necessary approvals for the same proposal and same plans are obtained before commencing any work on the site. See www.chichester.gov.uk for further information.

Discharge of Conditions – If your application has been approved with conditions then any pre-commencement conditions must be discharged before work starts. The fee to discharge conditions is per request, not per condition, and it is therefore more cost effective to discharge at once. Listed Building and Conservation Area Consents are exempt from fees. See www.chichester.gov.uk and follow the links to the necessary forms or to apply online.

Amending your permission (only applies to planning permissions) - If you want to change some details of your planning permission and it is a very small change you can apply for a Non Material Amendment. Larger changes may need a Variation of Condition application to amend the plans condition or a new Planning Application. See www.chichester.gov.uk and follow the links to the necessary forms or to apply online.

Adherence to approved plans/conditions – Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.

Appeals to the Secretary of State

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/planning-inspectorate>.

Appeals must be made on the correct form relating to the type of application you submitted. Information provided as part of the appeal process will be published online. Only the applicant has the right of appeal. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

- ❖ **Planning Appeals** (Section 78 of therefore Town and Country Planning Act 1990).
- ❖ Appeals relating to **householder applications** must be made within **12 weeks** of the date of this notice.
- ❖ **Certificate of Lawfulness Appeals** (Section 195 of the Town and Country Planning Act 1990) – There is no time limit for submission of an appeal.
- ❖ **Listed Building Consent or Conservation Area Consent Appeals** (Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990). Appeals must be made within **six months** of the date of this notice
- ❖ **Advertisement Consent Appeals** (Regulation 17 of the Town and Country Planning (Control of Advertisements) Regulations 2007) – Appeals must be made within **8 weeks** of the date of this notice.
- ❖ **Minor Commercial Appeals** – Appeals must be made within **12 weeks** of the date of this notice.
- ❖ **Site of an Enforcement Notice Appeal** – (relating to the same or substantial the same land and development as is already the subject of an enforcement notice) – appeals must be made within **28 days** of this notice

Purchase Notices

If the Local Planning Authority or the Planning Inspectorate refuses 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 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 requiring them to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Disabled Persons

Where any planning permission granted relates to buildings or premises to which the public are to be admitted (whether on payment or otherwise) or to premises in which persons are employed to work, your attention is drawn to Sections 4, 7 and 8a of the Chronically Sick and Disabled Persons Act, 1970 and to the British Standards Institutions Code of Practice for Access for the Disabled to Buildings.