



ADUR DISTRICT COUNCIL

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PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0153/25

Details of Development

PROPOSED 2 STOREY UPWARDS EXTENSION (INCLUDING ADDITIONAL FLOOR OVER THE CO-OP BUILDING) TO PROVIDE 21NO. FLATS (CLASS C3) PLUS AESTHETIC IMPROVEMENTS TO THE EXISTING BUILDING. PROVISION OF HARD AND SOFT LANDSCAPING, REFUSE AND CYCLE STORAGE.

Location of Development

QUEENS PARADE NORTH ROAD LANCING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 20th February 2025.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

Gary Peck
Head of Planning & Development
02/07/2026

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
Letter of Response to LLFA Comments	18/11/2025	19.11.2025
PROPOSED ROOF PLAN	7281/SK/023 REV D	05.12.2025
FRA & SURFACE & FOUL WATER DRAINAGE STRATEGY	AEG5636 Issue 4	16.03.2026
EXISTING SECTIONS/ELEVATIONS	7281/SK/016 REV A	20.02.2025
PRELIMINARY ECOLOGICAL SURVEY	13249 V3	20.02.2025
NOISE IMPACT ASSESSMENT	ISSUE 01	20.02.2025
FINANCIAL VIABILITY APPRAISAL		20.02.2025
SCHEDULES		20.02.2025
TRANSPORT STATEMENT	TS_SGR_QPL _160824-V5	20.02.2025
TWO TIER BIKE RACK BROCHURE		20.02.2025
DAYLIGHT REPORT	X271 V02	20.02.2025
SUSTAINABILITY STATEMENT	X271 V01	20.02.2025
1ST FLOOR LANDSCAPE PLAN	P-101	20.02.2025
1ST FLOOR SOFT LANDSCAPE PLAN	P-102	20.02.2025
1ST FLOOR TREE PLAN	P-103	20.02.2025
1ST FLOOR HARD LANDSCAPE PLAN	P-104	20.02.2025
LANDSCAPE REPORT	PROJECT 265 VERSION 1.0	20.02.2025

Reference/Drawing Number	Version	Date Rec
SITE/BLOCK PLAN	7281/SK/001	20.02.2025
EXISTING FIRST FLOOR PLANS	7281/SK/010 REV A	20.02.2025
EXISTING ROOF PLAN	7281/SK/006	20.02.2025
EXISTING ELEVATIONS	7281/SK/015 REV A	20.02.2025
PROPOSED FIRST FLOOR PLAN	7281/SK/020 REV H	27.08.2025
PROPOSED SECOND FLOOR PLAN	7281/SK/021 REV G	27.08.2025
PROPOSED THIRD FLOOR PLAN	7281/SK/022 REV H	27.08.2025
1ST FLOOR - FIRE TENDER ACCESS COMPLIANCE	7281/SK/030	10.06.2025
2ND FLOOR - FIRE TENDER ACCESS COMPLIANCE	7281/SK/031	10.06.2025
3RD FLOOR - FIRE TENDER ACCESS COMPLIANCE	7281/SK/032	10.06.2025
PROPOSED ELEVATIONS	7281/SK/025 REV C	25.07.2025
PROPOSED SECTIONS	7281/SK/026 REV C	25.07.2025
DETAIL MATERIALS SCHEDULE	7281/SK/030 REV A	05.08.2025

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

02. 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.*

03. No development shall be carried out unless and until a schedule and samples of the external materials and finishes to be used on the building (including all external cladding and facings; new stair access enclosures, balcony details and roof terrace screens, windows and doors) have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule and samples.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

04. The development hereby permitted shall not be carried out unless and until a specification and details of the materials, colour, design, frame proportions, profiles, and opening pattern of the proposed windows/doors have been submitted to and approved in writing by the Local Planning Authority. Thereafter the windows/doors on the proposed building shall only be carried out in accordance with the approved details.

Reason: *To ensure a satisfactory appearance and to comply with policy 15 of the Adur Local Plan.*

05. The architectural details including the projecting brick detailing and Moroccan fish scale tiling shall be carried out and completed in accordance with the details shown on the approved drawings and in accordance with the external materials, colours and finishes agreed under condition 3 of this permission. The refurbishment and cladding of the exterior of the existing first-floor of the building as shown on the approved drawings, and to include the refurbishment/redecoration of the projecting shop canopy, shall be carried out and completed prior to first occupation of the dwellings hereby permitted.

Reason: *To ensure a satisfactory appearance having regard to policy 15 of the Adur Local Plan.*

06. Prior to the commencement of the development, details of the design of the secure, covered cycle storage for existing and proposed future occupiers shall be submitted to and approved in writing by the Local Planning Authority. Such provision as agreed shall be provided prior to first occupation of the dwellings hereby permitted and shall thereafter be retained.

Reason: *To encourage and provide for a sustainable non-car mode of transport having regard to policy 28 of the Adur Local Plan.*

07. Prior to the commencement of the development details of the provision for storage of waste and re-cycling to serve the existing and future residential occupiers of the building shall be submitted to and approved in writing by the Local Planning Authority. Such provision as agreed shall be implemented prior to first occupation of the dwellings and thereafter retained.

Reason: *In the interests of amenity and to comply with policy 15 of the Adur Local Plan.*

08. No work for the implementation of the development hereby permitted (including the use of any plant or machinery) shall be undertaken on the site except between the hours of 08.00 and 18.00 hours on Monday to Friday and between 08.30 and 13.00 hrs on Saturday. No works for the implementation of the development shall take place on Sundays or on Bank or Public Holidays.

Reason: *To safeguard the amenities of the neighbouring occupiers regard to policies 15 and 34 of the Adur Local Plan.*

09. No development shall take place, including any works of demolition, until a Demolition and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

- o the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's;
- o the method of access and routing of vehicles during construction;
- o the parking of vehicles by site operatives and visitors;
- o the loading and unloading of plant, materials and waste;
- o the storage of plant and materials used in construction of the development;
- o the erection and maintenance of security hoarding;
- o a commitment to no burning on site;
- o the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- o details of public engagement both prior to and during construction works;
- o methods to control dust from the site.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

10. Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA AEG5636_BN15_Lancing_07 Issue 4 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority

Reason: *To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and Policy 36 of the Adur Local Plan.*

11. The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been

submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation.
- II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect.
- III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: *To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Policy 36 of the Adur Local Plan.*

12. Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 10. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with the NPPF and Policy 36 of the Adur Local Plan pursuant to condition 10.*

13. No dwelling shall be first occupied until a Residential Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Residential Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Residential Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority. The Travel Plan shall thereafter be monitored annually and the findings submitted to the local planning authority for review and any necessary new measures or interventions shall be implemented accordingly.

Reason: *To encourage and promote alternative travel options to the use of the private car and to ensure the delivery of sustainable development in accordance with the National Planning Policy Framework and policy 28 of the Adur Local Plan.*

14. The development shall not be occupied until PV panels have been installed in accordance with details to be submitted to and approved in writing by the Local

Planning Authority. The PV panels shall benefit the occupiers of the existing flats as well as those in the proposed new flats.

Reason: *In the interests of sustainability and energy efficiency having regard to policies 18 and 19 of the Adur Local Plan and the Sustainable Energy SPG.*

15. No external lighting or floodlighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

16. All hard and soft landscaping works shall be carried out in accordance with the approved details prior to first occupation of the development unless otherwise agreed in writing by the Local Planning Authority. Any plants which within a period of five years from the time of planting 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 visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

17. The development hereby permitted shall not be commenced until details of the noise protection barrier to protect residents from noise from the roof plant, as recommended in the Noise Impact Assessment dated 8th November 2024, has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted dwellings are occupied.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

18. The development hereby permitted shall be completed in full accordance with the recommendations in sections 7-10 of the Noise Impact Assessment dated 8th November 2024. All works to mitigate noise impact shall be completed before the permitted dwellings are occupied.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. 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.

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(ENGLAND) ORDER 2015**

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. 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.
2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. 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 (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him 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.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State 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 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 District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990..
7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012,

where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).