Adur District Council

Planning, Regeneration and Wellbeing

Beecham Moore Partnership
50 Beaconsfield Villas
Brighton
East Sussex
BN1 6HD

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0761/13

Details of Development
ERECTION OF A PAIR OF 3 STOREY, 4 BEDROOM SEMI-DETACHED HOUSES WITH INTEGRAL GARAGES

Location of Development
LAND WEST OF 212 BRIGHTON 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 5th July 2013.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
08/11/2013

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed development would make an efficient use of this site, and would help meet a need for additional housing within a sustainable location within the built-up area. The scale and massing of the proposed dwellings would be in-keeping with the character of other recent development in this part of Brighton Road. The proposed layout would provide an adequate standard of accommodation for future occupiers albeit the rear garden areas are below the minimum standard set out in the Council's Standard. The proposed development can take place without unacceptable impact on the amenities of adjoining residential occupiers and without detraction from highway safety. It therefore does not conflict with saved policies AG1 and AH2 of the Adur District Local Plan and the NPPF.

Conditions

01. 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.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Site Location Plan Date valid: 5 July 2013
Drawing No: 2306/02 REV A Title: Proposed New Houses
Date received: 22.10.2013
Drawing No: 13029-02-TE (1 of 2) Title: Existing Topographical Survey
Date valid: 5 July 2013
Drawing No: 13029-02-EF (2 of 2) Title: Existing Street View Date valid: 5 July 2013

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

03. No development shall take place until details of boundary and screen walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such walls and/or fences have been erected and they shall thereafter be retained permanently.

Reason: *In the interests of amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

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04. No development shall be carried out unless and until a schedule and samples of materials and finishes/colours to be used for the external walls (including windows and doors), balcony and roofs of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule/samples.

Reason: *In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

05. No development shall commence unless and until details of the height, design and materials of the proposed privacy screens on either side of the balconies have been submitted to and approved in writing by the Local planning Authority. The privacy screens shall be erected in accordance with the approved details prior to first occupation of any dwelling and shall thereafter be retained at all times.

Reason: *To safeguard the privacy of neighbouring residential occupiers and to comply with saved policy AH2 of the Adur District Local Plan.*

06. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA: Finished floor levels are set no lower than 4.9 metres above Ordnance Datum (AOD).

Reason: *To reduce the risk of flooding to the proposed development and future occupants.*

07. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwellings shall not be extended or any incidental building over 5 cubic metres in volume erected within their curtilage.

Reason: *In the interests of amenity and the environment having regard to saved policy AH2 of the Adur District Local Plan.*

08. The glazing in the east and west side elevation(s) of the dwelling(s) hereby permitted shall at all times be of obscured glass.

Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

09. Prior to first occupation of any dwelling the existing detached garden building adjacent to the Widewater Lagoon shall be demolished and the debris removed from the site.

Reason: *To ensure the provision of a satisfactory rear garden area for the dwellings having regard to saved policy AH2 of the Adur District Local Plan.*

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10. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include details of the proposed surfacing materials of all hard-standings, parking areas, footpaths and private terraces. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the 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. The approved details of hard landscaping shall be completed prior to occupation of the building(s).

Reason: *In the interests of visual amenity and the environment and to comply with saved policy AH2 of the Adur District Local Plan.*

11. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturday. No work shall place on Sundays or on Bank or Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

12. The development hereby permitted shall not be commenced until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the dwellings shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

Reason: *To ensure adequate drainage of the site.*

13. The proposed new access shall be laid out to include visibility splays on both sides of its junction with the existing highway. These splays shall be defined by:-

(i) A line 2.4 metres long measured along the centre line of the proposed road from the line of the nearer edge of the carriageway of the existing highway; and

(ii) A line 43 metres long measured along the nearer edge of the carriageway of the existing highway from its intersection with the centre line of the proposed road; and

(iii) A straight line joining the termination of the above lines.

Thereafter these said splay areas shall be kept free from any obstruction over 0.6 metres above the level of the carriageway of the highway.

Reason: *In the interests of highway safety having regard to Manual Streets.*

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14. The vehicular access shall be laid out to provide pedestrian visibility splays on each side of its junction with the existing public highway. These splays shall be 2 metres by 2 metres on each side of the access based on the existing highway boundary. Thereafter the above mentioned splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: *In the interests of highway safety.*

15. The dwellings shall not be occupied until the cycle storage, car parking spaces and access facilities shown on the submitted plans have been provided in accordance with the details shown on the approved plan. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles and storage of cycles incidental to the use of the proposed dwellings.

Reason: *In the interests of amenity and highway safety and to make provision for other means of transport than the private car.*

16. Prior to first occupation of any dwelling the existing access to the site shall be stopped up permanently and obliterated (including any necessary highway kerbing, footway or verge reinstatement) to the satisfaction of the Highway Authority.

Reason: *In the interests of highway safety.*

17. No development shall take place, including any works of demolition, until a Construction Method Statement and Plan has been submitted to and approved in writing by the Local Planning Authority. The development and any works of demolition shall be carried out in accordance with the approved Method Statement and Plan and shall be adhered to throughout the construction period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction.

Reason: *In the interests of highway safety and amenity.*

18. No dwelling shall be occupied until facilities for storing refuse and recycling have been provided on the site 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 saved policy AH2 of the Adur District Local Plan.*

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Informatives / Notes to Applicant

01. Precautionary land contamination

This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

02. The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works. Phone: 01243 642105.

03. All Planning applications resulting in a requirement for new street naming or numbering - either residential or commercial - must be processed by the **Street Naming and Numbering Team**. Developers should contact the team to obtain the new addressing before work starts on site. Fees are payable for this service with increased charges for retrospective addressing. It should be noted that no address within the District or Borough is legal unless authorised by Adur and Worthing Councils. It will also be expected that the street nameplates will be provided to a standard expected by the District or Borough Council.

Please contact the Street Naming and Numbering Team at Corporate Information, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone: 01903 221479/01903 221480 Email: llpg3835@adur-worthing.gov.uk or alternatively visit our website www.adur-worthing.gov.uk/naming-and-numbering where you can find further information and an on-line application form.

For the street nameplate specification (and copy of Borough Council crest) please contact the Engineering Team, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing, BN11 1HS. Telephone 01903 221479 Email: Techserv@adur-worthing.gov.uk

04. 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.