Adur District Council

Planning, Regeneration and Wellbeing

Mr Leonard Outridge
7 Test Road
Sompting
Lancing
West Sussex
BN15 0EG

PLANNING PERMISSION

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

APPLICATION NUMBER: ADC/0053/11

Details of Development
APPLICATION TO RENEW PREVIOUS PERMISSION ADC/0762/07 FOR A THREE-BEDROOM DETACHED HOUSE TO SOUTH

Location of Development
7 TEST ROAD SOMPTING LANCING WEST SUSSEX BN15 0EG

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 22nd February 2011.

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

21/04/2011

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2).

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 Section 106 Obligation dated 26 February 2008 shall continue to apply to the development hereby approved.

Reason: *For the avoidance of doubt and in the interests of sustainable non-car modes of transport in compliance with PPG13/PPS3.*

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building 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.

Reason: *In the interests of visual amenity and to comply with saved policy AG1 or AH2 of the Adur District Local Plan.*

04. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. 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 policy AB26-27 of the Adur District Local Plan.*

Continued

05. No development on the site shall commence until the vehicular access serving the No.7 Test Road has been constructed in accordance with the approved drawing.

Reason: *In the interests of highway safety and amenity and having regard to PPG13/PPS3.*

06. No construction work shall be carried out on site unless and until provision has been made in accordance with details approved by the Local Planning Authority for temporary parking and loading/unloading of all contractors' vehicles, and for contractors' buildings, plant, and stacks of materials. Such provision shall be retained and used for the purpose specified in the approved details throughout the period of work on the site with all vehicles, plant and materials kept within the areas so approved.

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

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 dwelling shall not be extended or any incidental building over 5 cubic metres in volume erected within its curtilage.

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

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

Drawing Title : 1:1250 Location Plan Date received: 14.12.07
Drawing No: 778/01 (amended version) Title: Proposed Floor Plans and Elevations and Site Plan Amended plan received: 21.01.08

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