ADUR DISTRICT COUNCIL

Mr Nick Tsiknas
Inside Out Architectural Consultants Ltd
Wits End
Marley Lane
Haslemere
GU27 3RG

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/2107/20

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 03 (MATERIALS), 06 (SURFACE WATER DRAINAGE), 08 (ACOUSTIC ASSESSMENT), 09 (CONSTRUCTION PLAN) OF APPROVED APPLICATION AWDM/0084/19.

Location of Development
158 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LL

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
18/06/2021

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 17/06/2021

3 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 policy 15 of the Adur Local Plan.*

Approved Date - 17/06/2021

6 No development shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

Approved Date - 17/06/2021

8 No dwelling shall be occupied unless and until an acoustic assessment has been submitted to and agreed by the Local Planning Authority in respect of the exact noise exposure of the dwellings to traffic noise and an allied scheme prepared to protect the habitable rooms from excess noise in relation to British Standard BS 8233: 2014: Guidance. The approved assessment and mitigation scheme shall be implemented prior to first occupation of any dwelling and retained thereafter.

Reason: *To protect future residents form excessive traffic noise from Brighton Road in accordance with the National Planning Policy Framework and policy 34 of the Adur Local Plan.*

Approved Date - 17/06/2021

9 No development shall commence unless and until a construction/demolition management plan (including storage of construction materials /equipment/ parking/disposal of waste and surplus materials and dust suppression scheme) has been submitted to and agreed by the Local Planning Authority. The construction /demolition shall not be carried out other than in full accordance with any such approval.

Reason: *In the interests of highway safety and to minimise harm to residential amenity and to control potential pollution events that may detrimentally impact on the ecological interest of the adjacent lagoon as an SNCI having regard to policies 15, 31, 34 and 35 of the Adur Local Plan.*

/Contd …

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.

Plans Referred to in Consideration of this application

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

Reference/Drawing Number	Version	Date Rec
STORM DRAINAGE 1OF2	414328-202C	06.04.2021
STORM DRAINAGE 2OF2	414328-203B	06.04.2021
GROUND WATER LEVELS	GW1 - GW6	06.04.2021
STORM WATER DRAINAGE CALCULATION SHEETS	SW7	06.04.2021
REVISED ACOUSTIC REPORT		06.05.2021
CONSTRUCTION MANAGEMENT PLAN		02.02.2021
DEMOLITION ARRANGEMENTS		02.02.2021
SCHEDULE OF MATERIALS		08.04.2021