1621-0401-220117-SSe01

17 January 2022

Adur & Worthing Councils
Planning Services
Portland House
44 Richmond Road
Worthing
East Sussex BN11 1LF

To whom it may concern

RE: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION FOLLOWING PLANNING PERMISSION APPROVAL REF: AWDM/1928/21

Project: 'Additional Storey / Second Floor Extension to create 2 no. x 1-Bedroom Flats'
Site Address: 22 (Ashcroft) & 24 (Elmcroft) Elm Grove, Lancing, West Sussex, BN15 8FF

Following the approval of Planning Permission Application ref. AWDM/1928/21 on 06 December 2021 as per the attached Approval Letter, please see below list of Conditions and how these will be met for approval:

Condition 01:
The development hereby permitted shall be carried out in accordance with the approved plans as listed in Condition 01 of the attached approval.

Condition 02:
The development hereby permitted shall be begun before the expiration of 3 years from the date of the permission (06 December 2021).

Condition 03:
The Flats will not be occupied until sound insulation has been provided between the separate dwellings which shall achieve the Building Regulations Approved Document E standards for a conversion property as stated in Condition 03 of the attached approval. The Sound Testing results demonstrating compliance shall be provided to the Local Authority prior to the development being occupied.

Condition 04:
The vehicular access will be constructed in accordance with the plans, including obtaining an additional vehicle crossover licence application, and photographs will be provided to the Local Authority showing this.

Condition 05:
The car parking will be constructed in accordance with the approved site plan, and these spaces shall thereafter be retained at all times for their designated purpose, and photographs will be provided to the Local Authority showing this.

Condition 06:
The development shall not be occupied until the covered and secure cycle parking spaces have been provided in accordance with the plans. The approved plans already show the extended existing covered and secure cycle parking spaces, and photographs will be provided to the Local Authority showing the newly incorporated works.

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Condition 07:
The development will not be occupied until the electric vehicle charging space(s) have been provided. Photographs will be provided to the Local Authority showing these.

Condition 08:
The roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed using those external materials and finishes specified in the application.

Condition 09:
No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period.

Please find attached 'Construction Method Statement' and accompanying drawings SK/220117-01, 02 & 03.

Condition 10:
Prior to the commencement of the development, the developer (Applicant) will advise the Local Authority, in consultation with Southern Water, of measures which will be undertaken to protect the public apparatus.

There is no underground drainage works proposed as this is already present for the existing 2-storey building, there are no ground floor extensions proposed, and the existing main roof guttering and rain water pipes are being retained as existing. The 2 no. new Flats foul drainage is being connected to the existing foul drainage system to the existing Flats below i.e. all connections are above ground.

Condition 11:
Works to construct the approved development on site shall not place other than between the hours of 8am-6pm Monday to Friday and 8.30am-1pm on Saturdays. There shall be no working on Sundays or Public Holidays.

The Accompanying Application Fee of £116 inc. VAT will be paid on-line or by telephone.

The Planning Officer for the Planning Permission Application was Peter Barnett.

If you have any queries, or require any additional information, please do not hesitate to contact me.

Yours faithfully

Steve Seary RIBA

Enc.

Cc: Mr J Raynsford: Next Investment Properties Ltd (Applicant)

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