Adur District Council

Planning, Regeneration and Wellbeing

Mr Peter Wilson
Hilary
Mount Way
Lancing
West Sussex
BN15 0QD

PLANNING PERMISSION

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

APPLICATION NUMBER: ADC/0402/10

Details of Development
2 DETACHED THREE-BEDROOM DWELLINGS, DETACHED GARAGE AND RE-LOCATED ACCESS TO MANOR ROAD

Location of Development
67 MANOR 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 19th October 2010.

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
21/07/2011

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 to meet the need for additional housing without detracting from the existing local urban environment. It would preserve or enhance the character or appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. The proposal would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB1, AB3-4, AB11, AH2, AH5), PPS3 and PPS5.

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. 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 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.

    Reason: *In the interests of visual amenity and to comply with saved policy AB3 or AH2 of the Adur District Local Plan.*

03. No development shall take place until details of all boundary walls and fences, including lowering the height of the existing roadside wall, infilling the existing access gap with a matching flint wall and the retention and making good of the existing east and west side boundary walls have been submitted to and approved in writing by the Local Planning Authority. The buildings shall not be occupied until such walls and fences have been erected or altered in accordance with the approved details and they shall thereafter be retained permanently.

    Reason: *In the interests of amenity and highway safety, having regard to policy AB4 of the Adur District Local Plan.*

04. The buildings hereby permitted shall not be occupied until the existing access to the site has been stopped up (as referred to under condition 03 above) including any necessary highway kerbing, footway or verge reinstatement in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of highway safety.*

05. The areas indicated on the approved drawings for vehicular manoeuvring and turning space shall be at all times kept free of obstruction and be available for those purposes.

Reason: *In the interest of highway safety.*

06. The buildings shall not be occupied until the parking spaces, garage and access facilities shown on the submitted plans have been provided in accordance with construction details (including surfacing and levels) to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access, garaging and parking of vehicles incidental to the use of the proposed development.

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

07. 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 indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. 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 buildings.

Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan.*

08. The proposed flint walling (including the boundary walls and the walls of the proposed house on plot 1) shall conform with a sample panel which shall be erected on site and approved by the Local Planning Authority in writing before work to flint walling is commenced.

Reason: *To preserve the character of the Conservation Area and comply with policy AB3 of the Adur District Local Plan.*

09. No development shall take place until the applicant (or agent or successor in title) has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant (or agent or successor in title) and approved in writing by the Local Planning Authority.

Reason: *The site is of archaeological significance and it is important that it is recorded having regard to PPS5 'Planning for the Historic Environment'.*

10. Prior to the commencement of development, details of the floor levels of the proposed buildings and the raising of ground level adjoining new access shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with such details as approved.

    Reason: *In the interests of amenity and highway safety having regard to saved policies AG1 and AH2 of the Adur District Local Plan.*

11. The first-floor window in the west side elevation of the western house (Plot 2) hereby permitted shall at all times be glazed with obscured glass.

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

12. 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), no additional first-floor windows shall be formed in either of the 2 dwellings.

    Reason: *To prevent overlooking and harm to the appearance of the dwellings having regard to policies AH2 and AB3 of the Adur District Local Plan.*

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

    Drawing No: 638/01 dated 17th October 2010 and date stamp received 19 October 2010.

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