Adur & Worthing councils

Development Management

Mr Darren Harman
21 Myrtle Road
Lancing
West Sussex
BN15 9HX

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0902/15

Details of Development
CONVERSION OF NO. 11 SOMPTING ROAD FROM COMMERCIAL TO 1 BEDROOM ANNEX ACCOMMODATION ANCILLARY TO NO.13 INCLUDING SINGLE STOREY REAR EXTENSIONS AND FIRST FLOOR SIDE EXTENSION

Location of Development
13 SOMPTING ROAD LANCING WEST SUSSEX BN15 9HW

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 16th June 2015.

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

G Peck

Gary Peck
Planning Services Manager
29/07/2015

PTO

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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SCHEDULE

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 external walls and roof(s) of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.

    Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

03. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling.

    Reason: *In the interests of residential amenity having regard to saved policies AH2 and AH7 of the Adur District Local Plan.*

04. If, during development, any visibly contaminated or odorous material (for example asbestos-containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

    Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework.*

05. 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.*

PTO

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

Drawing No 200 Title Proposed Ground and First Floor Plans
Date received 23 July 2015
Drawing No 220 Title Proposed Front, Rear and Side Elevations and Section Date Received 16 June 2015
Drawing No 221 Title Proposed West Elevation
Date received 14 July 2015
1:200 Scale OS Plan received 16 June 2015
1:1250 OS Plan received 16 June 2015

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

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.