ADUR DISTRICT COUNCIL

Mr Courtney Darby
Darby Architectural Ltd
5 Derek Road
Lancing
BN15 0NU

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0238/19

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 03 (SCHEDULE OF MATERIALS), 04 (DETAILS OF HARD AND SOFT LANDSCAPING), 05 (DETAILS OF BOUNDARY TREATMENTS), 09 (CONSTRUCTION/DEMOLITION PLAN) AND 14 (GARAGE DOOR OPENING MECHANISM) OF APPLICATION NUMBER AWDM/1921/17.

Location of Development
156 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.

GPeck

Gary Peck
Planning Services Manager
19/03/2019

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

Discharged Date - 19/03/2019

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 have 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.*

Discharged Date - 19/03/2019

4 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 policies 15 and 30 of the Adur Local Plan.*

Discharged Date - 19/03/2019

5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the buildings are occupied. Thereafter the approved boundary treatment shall be retained permanently.

Reason: *In the interests of visual amenity and having regard to policy 15 of the Adur Local Plan.*

Discharged Date - 19/03/2019

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.*

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Discharged Date - 19/03/2019

14 Prior to the installation of the garage doors, details of the door opening mechanism for them shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the approved garage door shall be installed and retained thereafter unless agreed in writing with the Local Planning Authority.

Reason: *In the interests of highway safety and to provide adequate car-parking space for the use in accordance with policy 15 of the Adur Local Plan and the National Planning Policy Framework.*

Plans Referred to in Consideration of this application

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

Reference/Drawing Number	Version	Date Rec
CONSTRUCTION PHASE PLAN		07.02.2019
SECTIONAL GARAGE DOORS		07.02.2019
SITE ACCESS SKETCH		07.02.2019
PROPOSED PLANS, SECTIONS, ELV	Drg No: PC.01 Rev B	14.03.2019

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