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ADUR & WORTHING
30 JAN 2014
PLANNING SERVICES

21 January 2014
AK/PC/6040/C01

Dear Jo

Planning Permission AWDM/0761/13
Land West of 212 Brighton Road, Lancing
Planning Condition Application - Planning Portal Reference PP-03153080
Planning Conditions 3, 4, 5, 10, 12, 17 and 18

We write to confirm that we have submitted a Planning Condition Discharge Application for the above site on the Planning Portal (Refs as above).

This application relates to Planning Conditions 3, 4, 5, 10, 12, 17 and 18.

As these conditions form the basis for the Minor Material Amendment currently submitted, we would request that any conditions imposed on the MMA relating to the below are listed as agreed unless changed in order to avoid a further raft of pre-commencement conditions requiring discharge. We would be grateful if you could confirm if this is acceptable.

Planning Condition 3 – Details of Boundary Conditions

A Site Plan is appended to the Condition Application detailing the boundary conditions. 1.8m high Close Boarded fencing will be used throughout; both to divide between the two dwellings to be constructed and to the existing house.

1.8m high braced and ledged close-board timber gates will be used to the side of the dwellings as access into the rear gardens.

Planning Condition 4 – Materials

The following materials are to be used within the development;

- 300x600 Eternit Slate NT roof tiles – sample to be dropped off at your offices
- Aluminium windows and doors – colour dark grey RAL 7024 – literature for manufacturer to be dropped off at your offices once chosen
- Sweet chestnut timber; clear fire rated preservative treatment to be painted on - sample to be dropped off at your offices

Directors

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- Brick - Sandstone Weathered Buff– sample to be dropped off at your offices; the previously discussed brick cannot be used due to a ½ year lead-in time for delivery.
- Rainwater goods – galvanised aluminium square downpipes and gutters

We trust that you do not need any samples other than those indicated as to be provided above.

Planning Condition 5 – Privacy Screens

We would propose that the privacy screens are timber louvers as indicated on the detail drawing provided. These louvers will ensure no overlooking to neighbouring properties.

Planning Condition 10 – Soft and Hard Landscaping Details

The Site Plan details the hard and limited soft landscaping proposed. The following hard surfacing materials are to be used within the development;

- Block Pavers - Marshalls Tegula Priora block permeable paving in Charcoal
- Paving Slabs – Marshalls Grey Multi Indian Sandstone
- Decking – standard timber decking boards to first floor balcony.

Planning Condition 12 – Surface Water Drainage

It is proposed to provide a piped connection into the current surface water drain to the front of 212 Brighton Road which will take surface water from the roofs of the houses. Block paving will be of permeable type to facilitate surface water drainage.

This approach is considered to be acceptable.

Planning Condition 17 – Construction method Statement

Please find attached a Construction Method Statement fulfilling the requirements of the CDM Regulations.

Planning Condition 18 – Storage of Refuse and Recycling

Both refuse and recycling bins will be stored within the garages, accessed via both a personnel door from the house and via the garage doors to the front of the properties. Bins will be placed at the fronts of properties on collection days only. It is not considered that any further information is required in relation to this condition.

Please find attached the fee of £97.00 in the form of a cheque. We would greatly appreciate confirmation that the Condition Discharge Application has been registered as soon as possible.

We would be grateful if you could confirm acceptance of these as soon as practical to allow orders to be placed.

If you should have any further queries, please do not hesitate to contact me.

Yours faithfully
ECE Architecture



Adam King RIBA
Director

Copy: J Bacon / S Wenham – Kitmarr Ltd.

Enclosure