ADUR DISTRICT COUNCIL

Ms Linda Turner
52 Compton Avenue
Brighton
BN1 3PS

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0318/19

Details of Development
SINGLE-STOREY REAR EXTENSION TO GROUND FLOOR WITH EXTENDED TERRACE; LOWER GROUND FLOOR EXTENSION, EXTENSION OF DECKING WITH JACUZZI (ON CONCRETE GROUND BEARING SLAB) AND POOL AND RELOCATION AND EXTENSION OF EXISTING METAL AND GLASS SIDE PANELS OF BALCONY AT FIRST FLOOR LEVEL ALL TO REAR (SOUTH) ELEVATION. (AMENDED RE-SUBMISSION OF AWDM/1647/18)

Location of Development
148 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LN

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 1st March 2019.

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

GPeck

Gary Peck
Planning Services Manager
13/01/2020

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

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice:-

Reference/Drawing Number	Version	Date Rec
FLOOD RISK ASSESSMENT		01.03.2019
DESIGN & ACCESS STATEMENT		01.03.2019
EXISTING SECTIONS	Drg No 2696-06	01.03.2019
EXISTING E & W ELEVATIONS	Drg No 2696-05	01.03.2019
EXISTING N & S ELEVATIONS	Drg No 2696-04	01.03.2019
EXISTING SECOND FLOOR PLAN	Drg No 2696-03	01.03.2019
EXISTING GROUND & FIRST FLOORS	Drg No 2696-02	01.03.2019
LOCATION & BLOCK PLAN	Drg No 2696-01	01.03.2019
DIXON HURST LETTER		06.11.2019
ENGINEERING PLAN	Drg No 54932-SK-100	06.11.2019
ENGINEERING PLAN - SECTIONS	Drg No 54932-SK-101	06.11.2019
PROPOSED SECOND FLOOR PLAN	Drg No 2696-21 Rev C	06.11.2019
PROPOSED FRONT & REAR ELEVATIONS	Drg No 2696-22 Rev C	06.11.2019
PROPOSED SECTIONS	Drg No 2696-24 Rev C	06.11.2019
PROPOSED SIDE ELEVATIONS	Drg No 2696-23 Rev C	06.11.2019
PROPOSED GROUND & FIRST FLOOR PLANS	Drg No 2696-20 Rev C	06.11.2019
ATTENUATION TANK DESIGN REV 1		29.12.2019
ENGINEERING PLAN - DRAINAGE	Drg No 54932/10 Rev B	29.12.2019
ENGINEERING PLAN - DRAINAGE DETAILS	Drg No 54932/11 Rev B	29.12.2019

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

/Contd …

02. 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.*

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building in line with the drawings hereby approved.

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

04. Prior to use of the enlarged first floor balcony, privacy screens shall be installed on its east and west sides and they shall remain in place at all times unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.*

05. Access from the ground floor to the roof of the lower ground floor extension hereby permitted shall be limited to 1 metre in depth as shown on the approved drawing no. 2696-20 Rec C received 6th November 2019 with access to the external steps only.

Reason: *In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.*

06. The planter and planting shown on approved drawing no. 2696-20 Rev C received 6th November 2019 shall be installed prior to use of the balcony/terrace hereby permitted. 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.

Reason: *In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.*

07. Prior to use of the terraces at both ground and lower ground floor the boundary fencing and cladding shall be installed in accordance with the approved drawings and shall remain in place at all times unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.*

/Contd …

08. Work shall be carried out in full accordance with the details contained in the Dixon Hurst letter from Jethro Sifflet received 6th November 2019 except for the third paragraph which refers to 'discharge into the public sewer in Brighton Road' which is not acceptable. Discharge shall instead be into the lagoon as shown on the approved engineers drawings as referred to in Condition 9.

Reason: *To safeguard against flooding, having regard to policy 36 of the Adur Local Plan.*

09. Flood mitigation measures as shown on Drawing nos. 54932/10 Rev B received 29th Dec 2019, 54932/11 Rev B - received 29th December 2019 and Drawing no. 26o96-20 Rev C received 6th November 2019 shall be installed prior to first use of the extension and alterations hereby permitted and they shall remain in place and be maintained at all times unless otherwise approved in writing by the Local Planning Authority.

Reason: *To safeguard against flooding, having regard to policy 36 of the Adur Local Plan.*

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the east of west side walls of the extensions hereby permitted.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

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.

02. The applicant is advised that the property is adjacent to a Local Nature Reserve and as such any building works should avoid dumping waste materials/liquids into the lagoon in accordance with the provisions of the Environmental Protection Act 1990 Sections 34, 35 and 59 fly tipping.

Ref: AWDM/0318/19

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).