ADUR DISTRICT COUNCIL

Mrs Charlotte Smith
Cityzen Limited
Cityzen LLP
Maritime House
Portslade
BN41 1WR

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0826/19

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (FENCING), 4 (DIVERT PUBLIC SEWERS), 7 (MATERIALS), 8 (ACOUSTIC PROTECTION) OF PREVIOUSLY APPROVED APPLICATION AWDM/0330/18.

Location of Development
170 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
29/07/2019

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 - 29/07/2019

3 No development above slab level 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 and privacy screens to be erected. The boundary treatment and privacy screens shall be completed in accordance with the approved details before first occupation of the building. Thereafter the approved boundary treatment and privacy screens shall be retained permanently.

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

Discharged Date - 29/07/2019

4 The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect/ divert the public sewers, prior to the commencement of the development.

Reason: *In order to protect drainage apparatus having regard to policy 29 of the Adur Local Plan.*

Discharged Date - 29/07/2019

7 No development above slab level shall be carried out unless and until a schedule and samples 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 policy 15 of the Adur Local Plan.*

Discharged Date - 29/07/2019

8 No dwelling shall be occupied unless and until an acoustic assessment has been submitted to and agreed by the Local Planning Authority in respect of the exact noise exposure of the dwellings to traffic noise and an allied scheme prepared to protect the habitable rooms from excess noise in relation to British Standard BS 8233: 2014: Guidance. Any acoustic scheme shall include mechanical MVHR ventilation. The approved assessment and mitigation scheme shall be implemented prior to first occupation of any dwelling and retained thereafter.

Reason: *To protect future residents form excessive traffic noise from Brighton Road in accordance with the National Planning Policy Framework and policy 34 of the Adur Local Plan.*

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

Reference/Drawing Number	Version	Date Rec
FIRST FLOOR PLAN	Drg.No:2 Rev 2-V1279	29.05.2019
SECOND FLOOR PLAN	Drg.No:3 Rev 2-V1279	29.05.2019
ISOMETRIC & TECH SHEET	Drg.No:4 Rev 2-V1279	29.05.2019
WINDOW & DOOR SCHEDULE	Drg.no:1738-BR-650-(D)	29.05.2019
FRONT & REAR ELEVATIONS	Drg.No:1738-PL-358-(A)	29.05.2019
LEFT & RIGHT ELEVATIONS	Drg.No:1738-PL-359-(B)	29.05.2019
DRAINAGE LAYOUT	Drg.No:5001 Rev P01	29.05.2019
NOISE ASSESSMENT		29.05.2019
SOUTHERN WATER LETTER	Ref:DC_CPS-109266	29.05.2019
MATERIAL SCHEDULE	Ref: 1738 Rev A	29.05.2019
PROPOSED SITE PLAN	Drg.no.1738-BR-153RevC	21.06.2019

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