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Our Ref: APH/sh/ B 2307/09

19th May 2010

EXECUTIVE DIRECTORATE
28 MAY 2010

James Appleton
Adur District Council
Planning Permission
Civic Centre
Ham Road
Shoreham by Sea
West Sussex BN43 6PR

WORTHING BOROUGH COUNCIL
PLANNING SECTION
26 MAY 2010

Dear Sir,

Re: **Demolition of existing buildings (184 & 186 Brighton Road, Lancing) & erection of 5 new dwellings (3 No 3-bed and 2 No x 4-bed) at 184 Brighton Road, Lancing, West Sussex BN15 8LL**
Application No ADC/0595/08

Having regard to the above Planning Consent I herewith attach a set of detailed design drawings (Building Control issue) as detailed on the attached drawing issue sheet.

I also confirm the following with respect to the Conditions attached to the Planning consent:-

01. Works are due to start in 2010 and hence within the required 3 year period.

02. Please find attached landscaping drawing indicating position of walls and fences to the proposed development.

03. It is noted that the dwellings shall not be occupied until the car parking spaces and access facilities shown on the submitted plans have been provided.

04. Please find attached a drawing showing pedestrian visibility splays of 2m x 2m to either side of the proposed site vehicular accesses onto Brighton Road.

05. Please find attached visibility splay of 2.4m x 43m to the centre of the proposed site vehicular accesses on to Brighton Road.

06. Please find attached proposed drawings showing the position of secure cycle parking to be incorporated within garages.

07. Please find attached a drawing indicating proposed temporary parking and loading/unloading details for contractor's vehicles and contractor's buildings, plant and stacks of materials.

08. The building contractor will be providing an effective vehicle wheel cleaning facility such facility to be retained and operated at all times during the construction period to ensure vehicles do not leave the site carrying earth, mud or other material on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

09. Please find attached a proposed coloured elevation indicating a schedule of proposed materials for approval. Please also note that the first floor front windows have been amended slightly.

10. It is noted that the consent relates to the application as amended by the revised plans received on 22 January 2009.

11. It is noted that no development shall be carried out until all the existing buildings on the site have been demolished and the debris removed from site and site cleared.

12. With respect to traffic noise reduction, all windows will be double-glazed uPVC with a continuous ventilation system installed to the property which would negate the need to open windows to the property.

13. The restriction on further development is noted.

14. The windows to the side elevations of the proposed dwellings shall be glazed with obscure glass and fixed to be permanently non-openable with the exception of a small top-hung opening light, details of which are shown on the attached proposed detailed drawings.

15. It is noted that no windows or other openings shall be formed in the side walls of the dwellings without prior permission.

16. It is noted that finished floor levels of habitable rooms of the dwellings at first floor level shall be set at 4.9m AOD as shown on the attached detailed drawings and sections.

Having regard to the above I would be grateful if you could provide confirmation that you are happy that conditions relating to this consent have been discharged and that development works can proceed accordingly.

If you have any queries please do not hesitate to contact the undersigned or Gavin Bayfield at the above office.

Yours faithfully,

[redacted]

Anthony P Hulejczuk BSc (Hons) MRICS
Director
Email: [redacted]

Enc

ec John Bacon – Perth Securities
Gavin Bayfield