Adur District Council

Development Management

Mrs Geraldina McCracken
65 Gardner Road
Southwick
Brighton
West Sussex
BN41 1PN

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0716/15

Details of Development
VEHICULAR CROSSOVER

Location of Development
65 GARDNER ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN41 1PN

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 27th May 2015.

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

G Peck

Gary Peck
Planning Services Manager
20/07/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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SCHEDULE

Conditions

01. 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.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans: -

Location Plan - received 14th July 2015
Layout plan amended - received 9th July 2015

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

03. The area of hardstand to the property frontage, hereby permitted shall measure a minimum of 2.4 x 4.8 metres.

Reason: *In the interests of highway safety to allow a vehicle to park safely within the site clear of the highway.*

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. Should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. In this case the applicant should contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampsire SO21 2SW.

03. The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.