Adur District Council

Planning, Regeneration and Wellbeing

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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1591/13

Details of Development
VARIATION OF CONDITION 2 OF AWDM/0761/13 FOR REVISIONS TO EXTERNAL ELEVATIONS AND MINOR CHANGES TO INTERNAL LAYOUTS.

Location of Development
LAND WEST OF 212 BRIGHTON ROAD LANCING WEST SUSSEX

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 20th December 2013.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
25/03/2014

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would make an efficient use of this site, and would help meet a need for additional housing within a sustainable location within the built-up area. The scale and massing of the proposed dwellings would be in-keeping with the character of other recent development in this part of Brighton Road. The proposed layout would provide an adequate standard of accommodation for future occupiers albeit the rear garden areas are below the minimum standard set out in the Council's Standard. The proposed development can take place without unacceptable impact on the amenities of adjoining residential occupiers and without detraction from highway safety. It therefore does not conflict with saved policies AG1 and AH2 of the Adur District Local Plan and the NPPF.

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:-

    Drawing No: L(04) 001 REV A2 Title: Proposed Elevations and Sections Date received: 6 Feb 2014
    Drawing No L(90) 001 REV A4 Title: Site Plan Date received: 6 Feb 2014
    Drawing No: L(01) 001 REV A3 Title: Proposed Floor Plans Date received: 6 Feb 2014

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

03. Unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of the development the boundary treatment and screen walls and fences shall consist of those agreed by letter dated 24 March 2014 under condition 3 of AWDM/0761/13. No building shall be occupied until such walls and/or fences as agreed have been erected and they shall thereafter be retained permanently.

    Reason: *In the interests of amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

04. Unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of the development the materials and finishes/colours to be used for the external walls (including windows and doors), balcony and roofs of the proposed buildings shall consist of those agreed by letter dated 24 March 2014 under Condition 4 of AWDM/0761/13. The development shall be completed in accordance with the agreed materials/colours and finishes.

    Reason: *In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

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05. The timber louvered balcony privacy screens shall be erected in accordance with the details shown on the approved drawing prior to first occupation of any dwelling and shall thereafter be retained at all times.

Reason: *To safeguard the privacy of neighbouring residential occupiers and to comply with saved policy AH2 of the Adur District Local Plan.*

06. The development permitted by this planning permission shall be carried out and thereafter retained in accordance with the Flood Risk Assessment (FRA) approved under AWDM/0761/13 and the following mitigation measures detailed within the FRA: Finished floor levels of habitable rooms set no lower than 4.9 metres above Ordnance Datum (AOD).

Reason: *To reduce the risk of flooding to the proposed development and future occupants.*

07. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwellings shall not be extended or any incidental building over 5 cubic metres in volume erected within their curtilage.

Reason: *In the interests of amenity and the environment having regard to saved policy AH2 of the Adur District Local Plan.*

08. The glazing in the east and west side elevation(s) of the dwelling(s) hereby permitted shall at all times be of obscured glass.

Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

09. Prior to first occupation of any dwelling the existing detached garden building adjacent to the Widewater Lagoon shall be demolished and the debris removed from the site.

Reason: *To ensure the provision of a satisfactory rear garden area for the dwellings having regard to saved policy AH2 of the Adur District Local Plan.*

10. Unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of the development the scheme of soft and hard landscaping, including surfacing of all hard-standings, parking areas, footpaths and private terraces shown on Drawing L(90)001 REV A5 as agreed by letter dated 24 March 2014 under Condition 10 of AWDM/0761/13 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to occupation of the buildings.

Reason: *In the interests of visual amenity and the environment and to comply with saved policy AH2 of the Adur District Local Plan.*

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11. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturday. No work shall place on Sundays or on Bank or Public Holidays.

    Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

12. The development hereby permitted shall not be commenced until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

    Reason: *To ensure adequate drainage of the development.*

13. The proposed new access shall be laid out to include visibility splays on both sides of its junction with the existing highway. These splays shall be defined by:-

    (i) A line 2.4 metres long measured along the centre line of the proposed road from the line of the nearer edge of the carriageway of the existing highway; and

    (ii) A line 43 metres long measured along the nearer edge of the carriageway of the existing highway from its intersection with the centre line of the proposed road; and

    (iii) A straight line joining the termination of the above lines.

    Thereafter these said splay areas shall be kept free from any obstruction over 0.6 metres above the level of the carriageway of the highway.

    Reason: *In the interests of highway safety having regard to Manual Streets.*

14. The vehicular access shall be laid out to provide pedestrian visibility splays on each side of its junction with the existing public highway. These splays shall be 2 metres by 2 metres on each side of the access based on the existing highway boundary. Thereafter the above mentioned splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

    Reason: *In the interests of highway safety.*

15. The dwellings shall not be occupied until the cycle storage, car parking spaces and access facilities shown on the submitted plans have been provided in accordance with the details shown on the approved plan. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles and storage of cycles incidental to the use of the proposed dwellings.

    Reason: *In the interests of amenity and highway safety and to make provision for other means of transport than the private car.*

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16. Prior to first occupation of any dwelling the existing access to the site shall be stopped up permanently and obliterated (including any necessary highway kerbing, footway or verge reinstatement) to the satisfaction of the Highway Authority.

    Reason: *In the interests of highway safety.*

17. Unless otherwise approved in writing by the local planning authority prior to commencement, the proposed development (and works of demolition) shall be carried out in accordance with the Construction Method Statement agreed by letter dated 24 March 2014 under Condition 17 of AWDM/0761/13. The approved Method Statement shall be adhered to throughout the construction period.

    Reason: *In the interests of highway safety and amenity.*

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.