ADUR DISTRICT COUNCIL

Mr James Burton
Sussex Garden Rooms
3 Somerhill Avenue
Hove
BN3 1RJ

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0200/19

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (MATERIALS), 8 (NOISE) AND 9 (WATER DRAINAGE) OF APPLICATION NUMBER AWDM/0737/18

Location of Development
40 OLD SHOREHAM ROAD LANCING WEST SUSSEX BN15 0QZ

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.

G Peck

Gary Peck
Planning Services Manager
14/03/2019

SCHEDULE

Discharged Date - 12/03/2019

3 No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building 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 - 12/03/2019

8 Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from noise from the road has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall achieve the indoor ambient noise levels for dwellings specified in BS8233:2014 and shall have regard to the principles contained within the World Health Organisation community noise guidelines. Following approval and completion of the scheme, a competent person employed by the developer shall undertake a test to demonstrate that the attenuation measures proposed in the scheme meet the specified levels.

Reason: *In the interest of residential amenity having regard to Adur Local Plan policies 15 and 34.*

Discharged Date - 12/03/2019

9 No development shall be commenced until a scheme for the provision of foul and surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

Cont…/

Plans Referred to in Consideration of this application

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

Reference/Drawing Number	Version	Date Rec
SCHEDULE OF MATERIALS (C3)	Dated 30.01.19	01.02.2019
NOISE ASSESSMENT (C8)	Dated 14/11/18	01.02.2019
PROVISION OF FOUL & SURFACE WATER	Dated 30.1.19	01.02.2019
PLAN - DISTANCE OF SOAK AWAY (C9)		01.02.2019

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