Adur District Council

Planning, Regeneration and Wellbeing

Mr Darryl Shear
Shear Design
2 Saffron Close
Shoreham-By-Sea
West Sussex
BN43 6JF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1216/12

Details of Development
PROVISION OF VEHICLE CROSSOVER AND PARKING FOR TWO CARS.

Location of Development
209 MANOR HALL ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4NR

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 1st October 2012.

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
23/11/2012

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with National Planning Policy Framework (DCLG 2012), Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats' 'Good Practice Guidance Note' and the South East Plan policies (GOSE 2009): BE1, CC1 and T4.

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: SY1	Title: New cross-over & driveway	Date received: 1/10/12
Drawing No: SK1 A	Title: New cross-over & driveway	Date received: 1/10/12

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

03. The access shall not exceed 3 metres in width and shall be laid out to provide pedestrian visibility splays on each side of its junction with the existing public highway and sightlines. These splays shall be 2 metres by 2 metres on each side of the access based on the existing highway boundary and the sightlines shall be 2.4 by 43 metres. No other work shall be carried out on the site until the above mentioned splay areas and sightlines have been provided and thereafter they 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 having regard to saved Local Plan policy TR9 and policy T4 of the South East Plan.*

04. Soft landscaping shall be provided in the area to the east of the bay, the boundary wall to the east and the front wall of the bay to the south in the first planting season after the completion of the approved works and shall be retained thereafter.

    Reason: *In the interest of visual amenity having regard to Core Strategy policy 16.*