ADUR DISTRICT COUNCIL

Ms Linda Turner
Inature Architecture and Design
52 Compton Avenue
Brighton
BN1 3PS
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1178/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (NOISE PROTECTION) AND 10 (MATERIALS) OF APPLICATION AWDM/0836/22.

Location of Development
44 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8ET

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
19/10/2023

SCHEDULE

Approved Date - 13/10/2023

4 The dwelling hereby approved shall not be occupied unless and until an acoustic assessment has been submitted to and agreed by the Local Planning Authority in respect of the exact noise exposure of the dwelling to traffic noise and an allied scheme prepared to protect the habitable rooms from excess noise in relation to British Standard BS 8233: 2014: Guidance. Any acoustic scheme shall include mechanical MVHR ventilation. The approved assessment and mitigation scheme shall be implemented prior to first occupation of the dwelling and retained thereafter.

Reason: *To protect future residents form excess traffic noise from Brighton Road in accordance with the National Planning Policy Framework and policy 34 of the Adur Local Plan.*

Approved Date - 13/10/2023

10 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.*

Approved Date - 13/10/2023

14 No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting 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.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

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

Reference/Drawing Number	Version	Date Rec
ACOUSTIC REPORT		18.08.2023
SCHEDULE OF MATERIALS		18.08.2023

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