ADUR
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Development Control

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0294/07

Atterbury Moore Associates
The Old Stables
Clapham Common
Clapham
Worthing
BN13 3UR

Details of Development
DETACHED FOUR-BEDROOM DWELLINGHOUSE AND DETACHED GARAGE

Location of Development
LAND ADJACENT 67 MILL 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 16th May 2007.

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

Your copy of the application, determined as above, is returned herewith for your records.

Peter Davies

Peter Davies
Head of Planning and Community

09/07/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It 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 the relevant policies of the Adur District Local Plan (AG1, AH2, AT12) and the adopted West Sussex Structure Plan 2001-16 (LOC1, NE1-2, CH1, ERA1, DEV1, DEV4-5).

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. No development shall take place until details of walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until such walls and/or fences have been erected.

Reason: *In the interests of amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roofs of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

PTO

04. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping 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.

Reason: *In the interests of visual amenity and the environment and to comply with policy AB25-27 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

05. The garage building shall be used only as a private domestic garage for parking vehicles incidental to the use of the property as a dwelling and for no other purpose.

Reason: *In the interests of residential amenity and to ensure provision of adequate off-street parking space and to comply with policy AH7 of the Adur District Local Plan and DEV5 of the West Sussex Structure Plan.*

06. 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), no windows or other openings (other than as hereby approved) shall be formed in the south or north walls of the dwelling without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: *To prevent overlooking and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

07. The ground-floor window in the south side elevation of the dwelling shall at all times be glazed with obscured glass and fixed to be permanently non-openable.

Reason: *To prevent overlooking and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

08. The dormer window in the north side elevation of the dwelling shall at all times be glazed with obscured glass.

Reason: *To prevent overlooking and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

PTO

09. No development shall take place until details indicating how suitable provision will be made for protected species and their habitats have been submitted to and approved by the Local Planning Authority in writing and such provision shall be made before development commences and thereafter be retained and maintained in accordance with the approved details.

Reason: *To safeguard the ecology of the area, and in the interests of protected species as listed under the Wildlife and Countryside Act 1981 (as amended) to ensure that a habitat remains for them during and after development, having regard to policies AN4 of Adur District Local Plan and ERA2 of the West Sussex Structure Plan.*

10. The existing trees, shrubs and hedges shall be protected for the duration of construction works in a manner to be agreed with the Local Planning Authority before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees/shrubs/hedges or parts thereof removed without consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees/shrubs/hedges of such size and species as may be agreed with the Local Planning Authority.

Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with policy AB25 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

11. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from the proposed hardstandings shall be passed through trapped gullies designed and constructed to have a capacity and details compatible with the site being drained. Roof water from buildings shall not pass through any such trapped gully.

Reason: *To safeguard against pollution and to comply with policy AP2 of the Adur District Local Plan and ERA5 of the West Sussex Structure Plan.*

12. The proposed new access shall be laid out with visibility splays of 2 metres by 70 metres from the access onto Mill Road together with pedestrian visibility splays of 2 metres by 2 metres either side of the proposed site vehicular access. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metres above adjoining carriageway level.

Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

PTO

13. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for temporary parking and loading/unloading of all Contractors vehicles, and for Contractors buildings, plant, and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site.

Reason: *In the interests of highway safety and amenity and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

14. No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning Authority and such facility shall be retained in working order and operated at all times that the premises are in use to ensure that vehicles do not leave the site carrying earth, mud or other material on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

Reason: *In the interest of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

15. The dwelling shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the proposed dwelling.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AH2 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

16. The building hereby permitted shall not be occupied until secure and covered cycle parking facilities have been constructed in accordance with details to be submitted and approved and works to be carried out in accordance with these details. This space shall thereafter be retained at all times for its designated use.

Reason: *To provide adequate on site parking and to encourage the use of sustainable means of transport and to accord with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

PTO

17. No development shall take place until a Planning Obligation pursuant to Section 106 of the Town and Country Planning Act 1990 relating to the application site has been completed and lodged with the Local Planning Authority has given notification of its approval. The said Obligation shall provide a contribution of £1,560 that will be paid to the Local Planning Authority towards sustainable transport improvement in the area.

Reason: *To promote sustainable travel and discourage car usage as required by policies DEV4-5 of the West Sussex Structure Plan.*

18. The proposed dwelling shall achieve efficient environmental performance by, prior to its occupation, being completed to achieve at least 3 of the Code for Sustainable Homes in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of sustainability and to comply with policy ENV4 of the Adur Development Plan Submission Core Strategy.*

19. The proposed dwelling prior to its occupation shall be completed to meet the 'Lifetime Homes' standards in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of sustainability and to comply with policy H3of the Adur Development Plan Submission Core Strategy.*

20. Prior to the commencement of development, details of the floor level of the proposed buildings and any alterations to the ground levels of the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with such details as approved.

Reason: *In the interests of amenity and the environment and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*