Adur District Council

Planning, Regeneration and Wellbeing

RJA Planning And Building Consultants Ltd
16 Greenacres
Shoreham-by-Sea
West Sussex
BN43 5WY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0597/11

Details of Development
DEMOLITION OF FLATS (NO'S 87A AND B) AND CONSTRUCTION OF TWO-STOREY EXTENSION (13 ADDITIONAL BEDROOMS) TO NURSING HOME AT NO'S 85/87

Location of Development
87B BRIGHTON ROAD LANCING WEST SUSSEX BN15 8RB

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 2nd September 2011.

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
17/10/2011

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional care home accommodation 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, AH6-7, AH10).

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 existing access provisions and parking spaces shall be retained for access and parking of vehicles and cycles incidental to the use of the proposed development.

    Reason: *To ensure adequate provision for parking clear of the highway.*

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed extension 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 AH10 of the Adur District Local Plan.*

04. The WC windows in the east side elevation shall at all times be glazed with obscured glass.

    Reason: *To prevent overlooking and to comply with policy AH10 of the Adur District Local Plan.*

05. No additional windows or other openings shall be formed in the east side wall of the extension without the prior permission of the Local Planning Authority on an application in that behalf.

    Reason: *To prevent overlooking and to comply with policy AH10 of the Adur District Local Plan.*

PTO

06. If, during development, any visibly contaminated or odorous material (for example asbestos-containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with PPS23 'Planning and Pollution Control'.*

07. This permission relates to the following approved plans received 2 September 2011:-

Drawing No. 2614-loc (Block and Location Plan)
Drawing No. 2614-01B (Proposed Floor Plans)
Drawing No. 2614-04B (Proposed Elevations)
Drawing No. 2614-05 (Proposed Site Plan)

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