Adur District Council

Planning, Regeneration and Wellbeing

Mrs Jean Corcoran
185 Brighton Road
Lancing
West Sussex
BN15 8JB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1399/13

Details of Development
AMENDMENT TO PLANNING PERMISSION ADC/0642/07 TO FACILITATE NEW VEHICULAR ACCESS TO 185 BRIGHTON ROAD AND RETAIN VEHICULAR ACCESS TO 185A BRIGHTON ROAD.

Location of Development
185 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8JB

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 25th November 2013.

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
31/01/2014

ADUR DISTRICT COUNCIL

Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

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 932/3/05A Site and Location Plan (labelled permitted) received: 25 November 2013
Drawing No 932/3/05B Site and Location Plan (labelled proposed) received: 25 November 2013
Drawing No 932/3/01 Floor Plans as Existing received: 25 November 2013
Drawing No 932/3/02 Elevations as Existing received: 25 November 2013
Drawing No 932/3/03E Floors Plans as Proposed received: 25 November 2013
Drawing No 932/3/04A Elevations as Proposed received: 25 November 2013
Drawing No 932/3/06C Unit A Ground Floor Plan received: 25 November 2013
Drawing No 932/3/07A Unit A First Floor Plan received: 25 November 2013
Drawing No 932/3/08D Unit B Floor Plans received: 25 November 2013
Drawing No 932/3/09A Sections received: 25 November 2013
Drawing No 932/3/10B Specification sheet 1 received: 25 November 2013
Drawing No 932/3/11B Specification sheet 2 received: 25 November 2013

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

03. 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), the proposed dwellings shall not be extended or any incidental building exceeding 10 cubic metres in volume) erected within their curtilages or any rooflight installed in the rear roof slope (other than as hereby approved) of the one bedroom unit of accommodation, unless permission is granted by the Local Planning Authority on an application in that behalf..

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. Informative - Minor Highway Works
The applicant is advised to contact the Community Highways Officer (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.