Adur District Council

Planning, Regeneration and Wellbeing

Mr James Breckell
James Breckell Architects
Adur Business Centre
Little High Street
Shoreham-by-Sea
West Sussex
BN43 5EG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0266/13

Details of Development
DEMOLITION OF EXISTING BUILDING AND REDEVELOPMENT TO PROVIDE 2 NO. 4-BEDROOM HOUSES WITH PARKING

Location of Development
148 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LN

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 7th March 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
12/08/2014

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ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
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SCHEDULE

Reasons for Granting Permission

01. Adur Planning Committee resolved to grant planning permission for the proposed development on the basis that it would help meet a need for additional housing and would not detract from the character of the surrounding built-up area. The proposed development can take place without causing harm to the amenities of neighbouring residential occupiers and without detriment to highway safety or flood risk. It was resolved that the development does not therefore conflict with saved policies AG1 and AH2 of the adopted Adur District Local Plan or the NPPF.

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 be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed buildings 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/samples.

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

03. Where there are nesting birds on the site all works to implement the permission, including any works of demolition, shall take place outside the bird nesting period (between 1 April to 31 July).

    Reason: *To protect wildlife in accordance with the provisions of the Wildlife and Countryside Act 1981.*

04. The development hereby permitted shall not be commenced until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the buildings shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

    Reason: *To ensure adequate drainage of the site.*

05. The buildings shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with construction and surface 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 dwellings.

    Reason: *In the interests of amenity and highway safety.*

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06. The development permitted by this planning permission shall be carried out in accordance with the submitted Flood Report (FRA) by Homecheck Professional, Landmark Information Group Ltd. The finished floor levels of habitable rooms shall be set no lower than 12.6 metres above Ordnance Datum (AOD) and at no time shall any accommodation below this level be used as habitable living accommodation.

Reason: *To reduce the risk of flooding to the proposed development and future occupants.*

07. 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 externally altered, extended or any incidental building over 5 cubic metres in volume erected within their curtilage.

Reason: *In the interests of amenity and the environment having regard to saved policy AH2 of the Adur District Local Plan.*

08. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No: M878-1 Site Survey Date valid: 7 March 2013
Drawing No: 01 REV B Existing Location and Block Plan, Proposed Site Plan at Ground and Roof Level, Proposed Front Elevation Date received: 9 May 2013
Drawing No: 02 REV B Proposed Floor Plans, Proposed Side and Rear Elevations Date received: 9 May 2013

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

09. No work for the implementation of the development hereby permitted shall take place except between the hours of 08.00 and 18.00 on Monday to Friday and between 08.00 and 13.00 hours on Saturdays. No work shall take place on the site on Sundays or on Bank or Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

10. No development shall take place, including any works of demolition, until a Construction Method Statement and Plan have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Statement and Plan and shall be adhered to throughout the construction/demolition period. The Statement/Plan shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;

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(iv) the erection and maintenance of security hoarding;
(v) measures to control the emission of dust and dirt during construction and demolition.
(vi)
Reason: *In the interests of highway safety and amenity.*

Informatives / Notes to Applicant

01. All Planning applications resulting in a requirement for new street naming or numbering - either residential or commercial - must be processed by the **Street Naming and Numbering Team**. Developers should contact the team to obtain the new addressing before work starts on site. Fees are payable for this service with increased charges for retrospective addressing. It should be noted that no address within the District or Borough is legal unless authorised by Adur and Worthing Councils. It will also be expected that the street nameplates will be provided to a standard expected by the District or Borough Council.

Please contact the Street Naming and Numbering Team at Corporate Information, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone: 01903 221479/01903 221480 Email: llpg3835@adur-worthing.gov.uk or alternatively visit our website www.adur-worthing.gov.uk/naming-and-numbering where you can find further information and an on-line application form.

For the street nameplate specification (and copy of Borough Council crest) please contact the Engineering Team, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing, BN11 1HS. Telephone 01903 221479 Email: Techserv@adur-worthing.gov.uk

02. The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the proposed drop kerb and site access works. Phone: 01243 642105.

03. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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04. Precautionary land contamination

This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

05. The applicant is advised that it will be necessary to apply to the Council's Environmental Health Department for a Demolition Notice under the Building Act 1984 prior to any demolition work commencing