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/0267/09**

Mr Martin Helyer
1 Old Flour Mill
Queen Street
Emsworth
Hampshire
PO10 7BT

Details of Development
DETACHED FIVE-BEDROOM DWELLING (ON TWO FLOORS INCLUDING ROOMS IN ROOF) INSTEAD OF 2 DWELLINGS PREVIOUSLY PERMITTED (LAND TO REAR OF NO. 22)

Location of Development
22 STEEPDOWN ROAD SOMPTING LANCING WEST SUSSEX BN15 0LJ

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 22nd July 2009.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

15/09/2009

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 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) and the South East Plan 2006-2026 (SCT1, SCT5, SP3, H1-2, H5).

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 fences for the north side boundary adjacent to No's 8-14 Sedbury Road, and the north of No.22 Steepdown Road have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until such walls and fences have been erected.

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

03. The dwellings 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 dwellings.

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

PTO

04. The access shall not exceed 3 metres in width and shall be laid out to provide visibility splays on each side of its junction with the existing public highway. These splays shall be 2 metres by 2 metres on each side of the access based on the existing highway boundary. No other work shall be carried out on the site until the above mentioned splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: *In the interests of highway safety.*

05. The development hereby approved shall not be occupied until the full implementation of a driveway and surface water drainage system, details of which have been submitted to and approved in writing to the Local Planning Authority.

Reason: *To secure satisfactory standards of access.*

06. No work on site shall be continued on 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 during the construction period 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.*

07. 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.*

08. The materials and finishes of the infill panel on the west elevation of the dwelling and alterations hereby permitted shall, prior to occupation, be completed to match in colour and texture those of the existing building.

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

PTO

09. The building hereby permitted shall not be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

10. The use hereby permitted shall not be carried on until provision for access and parking of cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for access and parking of cycles incidental to the use of the premises concerned.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with Manual for Streets.*