ADUR DISTRICT COUNCIL

Mr Jon Andrews Ltd
Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
West Sussex
RH20 2RF

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1756/22

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 5 (NOISE) AND 9 (SURFACE WATER) OF PREVIOUSLY APPROVED AWDM/1836/19.

Location of Development
10 GRINSTEAD LANE LANCING WEST SUSSEX BN15 9DY

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
19/12/2022

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 15/12/2022

5 The development hereby permitted shall not be commenced until a scheme for protecting the proposed dwellings and outside amenity areas, at the rear of the property, from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall follow the ProPG: Planning and Noise process and shall comply with the internal noise level guidelines set out in BS8233:2014 and night time Lmax noise levels. Where windows need to remain closed to achieve these internal noise guidelines then mechanical ventilation with heat recovery, MVHR, shall be provided. The scheme shall also try and achieve as far as reasonably practicable the WHO guidelines for external amenity areas. All works which form part of the agreed scheme shall be completed before the permitted dwellings is occupied.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

Approved Date - 13/12/2022

9 No development approved by this permission shall commence until full details for the disposal of surface water have been submitted to and approved by the Local Planning Authority.

Soakage tests in accordance with DG 365 (2016) or similar will need to be undertaken on the proposed site to provide the data to ascertain the size of the soakaway required for the impermeable areas.

The development shall not be occupied until the approved drainage scheme has been implemented.

Reason: *To avoid flooding to the site and surrounding area having regard to policy 36 of the Adur Local Plan.*

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
SOAKAWAY DESIGN		25.10.2022
SOAKAWAY DETAIL	22-199 C01	25.10.2022
NOISE IMPACT ASSESSMENT		25.10.2022
PROPOSED DWELLINGS DRAINAGE	437/02b REV A	07.12.2022

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