Adur District Council

Development Management

Mr Julian Dilkes
Caldotec Ltd
11 The Parade
Willowhayne Crescent
East Preston
West Sussex
BN16 1NS

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0207/15

Details of Development
ERECTION OF SEPARATE 2-BEDROOM DWELLING TO WEST ELEVATION

Location of Development
28 GROVER AVENUE LANCING WEST SUSSEX BN15 9RG

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 24th February 2015.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
14/04/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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SCHEDULE

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. 14026/01, Title: Location Plan, Existing Site Plan & Existing Floor Plans & Elevations, Date received: 24th February 2015
Drawing No. 14026/02 r1, Title: Proposed Site Plan, Block Plan, Floor Plans, Elevations & Roof Plan, Date received: 31st March 2015

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

03. The external materials and finishes of the dwelling hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture the materials on the existing dwelling, 28 Grover Avenue unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

04. 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), no windows or other openings (other than as hereby approved) shall be formed in the easterly or westerly side walls of the building.

Reason: *To prevent overlooking and to comply with AH2 of the Adur District Local Plan.*

05. The first floor window in the western side elevation of the dwelling hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

06. The vehicular access to serve the dwelling hereby permitted shall be laid out to provide visibility splays of 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.*

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07. The building 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 premises concerned.

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

08. 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 dwelling shall not be extended [or any incidental building over 5 cubic metres in volume erected within its curtilage].

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

09. No development shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained.*

10. Secure, covered cycle parking shall be provided within the curtilage of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby approved. Such approved cycle facilities shall be provided on the site prior to commencement of use of the dwelling hereby approved and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport.*

11. Prior to the commencement of development a plan showing the position for the storage of refuse/recycling bins shall be submitted to and approved in writing by the Local Planning Authority and these shall thereafter be retained in conjunction with the dwelling.

Reason: *In the interests of the environment and residential amenity.*

12. No development shall take place until details of all boundary walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until such walls and/or fences have been erected and they shall thereafter be retained permanently

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

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13. Prior to the commencement of development, details of the floor level of the proposed building and any alterations to the ground levels of the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with such details as approved.

Reason: *In the interests of amenity and the environment having regard to saved policy AG1 of the Adur District Local Plan.*

14. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Construction Method Statement and shall be adhered to throughout the construction period.

The Statement 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;
(iv) the erection and maintenance of protective security fencing; and
(v) measures to control the emission of dust and dirt during construction.

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

15. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and between 08.00 and 13.00 hours on Saturday. 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.*

Informatives / Notes to Applicant

01. 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.

02. The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.