Adur District Council

Planning, Regeneration and Wellbeing

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BN12 4AP

PLANNING PERMISSION

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

APPLICATION NUMBER: ADC/0061/11

Details of Development
Outline application (including details of access, appearance, layout and scale) for demolition of public house and redevelopment with 10 new dwellings (comprising 4 two-bedroom houses, 2 three-bedroom houses, 1 three-bedroom bungalow and 3 four-bedroom houses) with associated access roadway and parking for 18 cars and 20 cycles

Location of Development
THE BALL TREE 1 BUSTICLE LANE SOMPTING LANCING WEST SUSSEX

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 23rd February 2011.

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
18/05/2011

ADUR DISTRICT COUNCIL
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Ref: ADC/0061/11

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 existing 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, AH5, AB23, AB25-27) and the South East Plan (SCT1, SCT5, SP3, CC6, H1-2, H5, BE1-2).

Conditions

01. Details of landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

    Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years from the date of this permission.

    The development hereby permitted shall not begin later than two years from the date of approval of the last of the reserved matters to be approved.

    Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

    Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

03. No development shall take place until details of walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such walls and/or fences have been erected. The existing flint walls around the site shall be retained and, in the event that any are in need of repair or are damaged during the construction period, they shall be repaired or rebuilt with matching materials prior to occupation of the houses hereby permitted.

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

04. 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 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 and having regard to PPG13.*

05. The proposed new access road shall be laid out to include visibility splays on both sides of its junction with the existing highway. These splays shall be defined by:-

(i) A line 2.4 metres long measured along the centre line of the proposed road from the line of the nearer edge of the carriageway of the existing highway; and
(ii) A line 43 metres long measured along the nearer edge of the carriageway of the existing highway from its intersection with the centre line of the proposed road; and
(iii) A straight line joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned splay areas have been provided and thereafter these said splay areas shall be kept free from any obstruction over 0.6 metres above the level of the carriageway of the highway.

Reason: *In the interests of highway safety having regard to Manual Streets.*

06. The development hereby approved shall not be occupied until such time as the existing southern access onto Busticle Lane has been physically closed and the footway and kerbing reinstated in accordance with plans and details to be submitted and approved in writing by the Local Planning Authority.

Reason: *In the interests of highway safety.*

07. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include matters such as:-

i) Proposed finished levels and contours;
ii) Hard surfacing materials;
iii) Minor artefacts and structures (street furniture, lighting);

Soft landscape works shall include planting plans; written specifications; schedules of plants stating species, sizes and numbers/densities; and the implementation programme. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be completed before any part of the development is occupied or in accordance with the implementation programme approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan.*

08. The existing trees marked on the approved plan for retention shall be protected for the duration of construction works in a manner to be agreed with the Local Planning Authority before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees or parts thereof which are shown on the approved plan as being retained which are removed without consent or die or are severely damaged or become seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with saved Policies AB25-27 of the Adur District Local Plan.*

09. No development shall be carried out unless and until a schedule 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.

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

10. The glazing in the north and south side elevations of the bungalow on plot 8 and the houses on plots 9 and 10 shall at all times be of obscured glass.

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

11. 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 north or south side walls of the bungalow on plot 8 or the houses on plots 9 and 10 without the prior permission of the Local Planning Authority.

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

12. The development hereby permitted shall not be commenced until a scheme for protecting the proposed dwellings on plots 1-6 (inclusive) from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted dwellings are occupied.

Reason: *In the interests of residential amenity and to comply with policy AG1 of the Adur District Local Plan.*

13. No buildings on the site shall 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 DEV1 of the West Sussex Structure Plan and G12 of the West Sussex Waste Local Plan Deposit Draft.*

14. The development hereby permitted shall not be commenced until details of the proposed drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building 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 and to comply with policy AP4 of the Adur District Local Plan.*

15. This permission relates to the following plans:-

    5511 (Location Plan); 5511/01E (Site Layout); 5511/02A (Plots 1 & 2 Plans, sections and elevations); 5511/03A (Plots 3-6 Plans, sections and elevations); 5511/04B (Plots 7 Plans, sections and elevations); 5511/05B (Plots 8 Plans, sections and elevations); 5511/06B (Plots 9 & 10 Plans, sections and elevations); 5511/07A (Car Barns/Car Port details); 5511/08B (Contextual Elevations and Site sections).

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