Development Management - Delegated Officer Report

Application Number: NOTICE/0010/19

Recommendation – Prior Approval is not required

Site: **37 Barfield Park, Lancing**

Proposal: **Prior Notification for demolition of detached dwelling**

Date of site visit: 13 June 2019

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The proposal is to demolish a detached bungalow in Barfield Park in order to allow for drainage infrastructure works to be undertaken in connection with the residential development on the land known as NMF land (AWDM/0961/17) and the expansion of the BHAFC Training Ground approved under AWDM/0236/19.

Relevant site history

There is no relevant planning history on the site.

Consultations

Adur and Worthing Councils –The **Environmental Health** Officer has stated that notice of demolition needs to be given under the Building Act 1984.

Representations

None

Relevant Legislation

Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 11, Class B

Planning Assessment

Class B of Part 11 states that the developer must apply for a determination as to whether prior approval is required as to the method of demolition and any proposed restoration of the site.

The application form states that the method of demolition will be combined hand and mechanical demolition, with dust suppression as required. A foul rising main will be installed through the site and then the site will be reinstated, levelled and securely fenced until a future replacement dwelling has been approved.

Taking the above into account, it is not considered that the prior approval of the Council is required for the method of demolition or for the proposed site restoration in this case.

Recommendation

Prior approval is not required

Informative: EHO Demolition Notice

Case Officer: Peter Barnett Date: 18 June 2019

Authorised by: Gary Peck Date: 18 June 2019