Adur District Council

Planning, Regeneration and Wellbeing

Mr Martin Preece
Adur and Worthing Home Improvements
Adur Civic Centre
Ham Road
Shoreham-By-Sea
West Sussex
BN43 6PR

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0517/13

Details of Development
NEW RAMP/LANDING AND HANDRAILS TO NEW ENTRANCE ON NORTH SIDE OF CONSERVATORY.

Location of Development
65 GRINSTEAD LANE LANCING WEST SUSSEX BN15 9DT

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 26th April 2013.

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
28/05/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development can take place without detriment to the local environment and would not detract from the established character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with Adur Local Plan (saved policies) AG1 and AH7

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. 0422/A 04 titled Site & Block Plans date valid 26-04-2013
    Drawing No. 0422/A 01 titled Ground Floor Plan date valid 26-04-2013
    Drawing No. 0422/A 02 titled Floor Plan date valid 26-04-2013
    Drawing No. 0422/A 03 titled Elevations date valid 26-04-2013

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

03. The external materials and finishes of the ramp upstands hereby permitted shall be completed to match in design, colour and texture those of the existing building 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.*

Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

02. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.