Adur District Council

Planning, Regeneration and Wellbeing

Mr James Roberts
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West Sussex
BN12 4AR

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0134/12

Details of Development
DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DETACHED 2-STOREY DWELLING

Location of Development
40 MILL ROAD LANCING WEST SUSSEX BN15 0PZ

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 27th June 2012.

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
03/09/2012

ADUR DISTRICT COUNCIL

Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or detract from highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH2) or the policies of the South East Plan (SCT1, SP3, CC1, CC6, H5, T4, BE1)

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. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building 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 and samples.

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

03. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be undertaken between the hours of 8am and 6pm on Monday to Friday, and between the hours of 8am and 1pm on Saturdays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 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), 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.*

05. No cables, wires, aerials, satellite dishes, pipework, meter boxes or flues shall be fixed or fitted externally to the front elevation of the dwelling facing the highway.

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

06. 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 side walls of the dwelling.

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

07. 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 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; and
(iv) measures to control the emission of dust and dirt during demolition and construction.

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

08. Prior to the commencement of the development hereby permitted, scaled drawing(s) and section(s) at a scale not less than 1:10 showing the detailed design and profile(s) of the eaves and soffits of the dwelling, rear canopy roof and details of the balcony, together with a specification of their materials, colours and finishes, shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall only be carried out in accordance with the details as have been agreed.

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

09. The first-floor windows in the north side elevation of the dwelling hereby permitted shall at all times be glazed with obscured glass.

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

10. Prior to first occupation details of the swimming pool pump room and associated equipment (including the type and position of any external plant, ducts or vents) together with details of sound attenuation shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented strictly in accordance with the agreed details and sound attenuation measures.

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

11. Notwithstanding the details shown on the approved Site Layout: Drawing 2, the proposed new pedestrian entrance shall be re-sited further to the north on the site frontage in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity to avoid the removal of the existing tree in the south-west corner of the site in accordance with saved policy AH2 of the Adur Local Plan.*

12. Prior to first occupation secure, covered cycle storage shall be provided on the site in accordance with details of the the amount, design and construction which shall have been submitted to and approved in writing by the Local Planning Authority.

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

13. The development hereby permitted shall be carried out in accordance with the following approved plans other than as specifically approved by any other condition(s) of this permission:-

Drawing No.1 Title: Proposed Floor Plans and Elevations
Drawing No.2 Title: Site Layout Date Valid: 27 June 2012
Drawing No.3 Title: Location and Block Plan Date Valid: 27 June 2012
Drawing No.4 Title: Site Section Date Valid: 27 June 2012

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

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 developer is reminded that the demolition of the existing dwelling will require an application for a Demolition Notice.

03. A formal notice for connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel:- 01962 858688) or www.southernwater.co.uk

Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.