ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0385/09**

Mr Carl Moore
Atterbury Moore Associates
1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex
BN13 3UT

Details of Development
6-BEDROOM THREE-STOREY SIDE EXTENSION AND SINGLE-STOREY FRONT EXTENSION TO CARE HOME (INCREASING NUMBER OF RESIDENTS FROM 10 TO 16)

Location of Development
68 - 70 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LW

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 5th October 2009.

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

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

10/11/2009

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the existing local urban environment and can take place without unacceptable detriment to the amenities of neighbouring properties, without unacceptable flood risk and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7, AH10).

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 commenced until details of any excavation works to the secondary sea defence embankment have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

    Reason: *To safeguard against flood risk having regard to PPS25.*

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roofs of the proposed extensions have been submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with policy AH10 of the Adur District Local Plan.*

04. The extensions hereby permitted shall not be occupied until provision for access and parking of vehicles and cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for access and parking of vehicles and cycles incidental to the use of the proposed development.

    Reason: *To ensure adequate provision for parking clear of the highway and in the interests of sustainable travel.*

PTO

05. The proposed front bedrooms shall not be occupied until they have been sound insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To protect against traffic noise having regard PPG24.*

06. This permission relates to the application as amended by the revised location and site plan received on 19 October 2009.

Reason: *For the avoidance of doubt.*