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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/0316/09**

Mr Anthony White
R H Partnership Architects
15 Bond Street
Brighton
East Sussex
BN1 1RD

Details of Development
DEMOLITION OF EXISTING BLOCK OF 19 SHELTERED FLATS AND ERECTION OF TWO/THREE-STOREY BLOCK OF 25 'AFFORDABLE' FLATS (22 TWO-BEDROOM AND 3 ONE-BEDROOM INCL. 2 'WHEELCHAIR' FLATS) WITH 25 CAR PARKING SPACES, CYCLE PARKING AND AMENITY SPACE

Location of Development
ROTARY HOUSE CECIL ROAD 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 11th August 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 is within the built-up area and would help meet the need for additional affordable 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, AH2-3, AH5) and the South East Plan (SCT1, SCT5, SP3, CC6, H1-2, H5, BE1-2).

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 take place until details of walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until such walls and/or fences have been erected.

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

03. The flats shall not be occupied until the parking spaces and access facilities shown on plan BSL.2002/01 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 proposed flats.

    Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AH2 of the Adur District Local Plan.*

04. The proposed vehicular access from the site to the public highway shall be designed, laid out and constructed with kerb radii, visibility splays and sight lines in all respects in accordance with plan BSL.2002/01 before any other operation or use authorised by this permission is commenced unless otherwise approved in writing by the Local Planning Authority.

    Reason: *In the interests of highway safety and to comply with 'Manual for Streets'.*

PTO

05. The building hereby permitted shall not be occupied until the existing vehicular access to the site has been stopped up permanently and obliterated in accordance with details to be submitted to and approved in writing by the Local Planning Authority, including kerb and footway reinstatement.

Reason: *In the interests of highway safety.*

06. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for temporary parking and loading/unloading of all Contractors vehicles, and for Contractors buildings, plant, and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site.

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

07. No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning Authority and such facility shall be retained in working order and operated at all times during the construction period to ensure that vehicles do not leave the site carrying earth, mud or other material on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

Reason: *In the interest of highway safety.*

08. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include existing trees and hedgerows on or adjoining the land, and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

09. No excavations shall take place within 4 metres of the east side boundary of the application site, unless full details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: *To protect tree roots from damage likely to lead to the loss of the adjacent trees to the east and to comply with policy AB25 of the Adur District Local Plan.*

PTO

10. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority.

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

11. This permission relates to the revised plans BSL.2002/01, 2003/01, 2004/00, 2101/02 and 2102/01 received on 23 October 2009.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH2 of the Adur District Local Plan.*

12. Lighting of communal areas shall be provided prior to occupation of the flats in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and crime prevention and to comply with policy AP9 of the Adur District Local Plan.*

13. No development shall be carried out until all buildings and structures existing on the application site at the date of this permission (except any boundary walls or fences to be retained) have been demolished.

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

14. Prior to the occupation of the first and second-floor flats in the eastern rear wing (flats No's 18 & 25 on the submitted plans), their balconies shall have been provided with obscure-glazed privacy screens (1.8m high above balcony floor level) on the length of their southern sides and thereafter these shall be retained permanently.

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

15. 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 G12 of the West Sussex Waste Local Plan Deposit Draft.*

PTO

16. If during development any visibly contaminated or odorous material is found to be present at the site, then this shall be investigated and the Local Planning Authority informed immediately of the nature and degree of contamination present. Such unsuspected contamination shall be dealt with in accordance with a Method Statement to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To safeguard against pollution of controlled waters and risk to public health and safety.*