Adur District Council

Planning, Regeneration and Wellbeing

Mr Carl Moore
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Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
BN13 3UT

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1063/14

Details of Development
DUAL RIDGED PITCHED ROOF 3-STOREY EXTENSION ON EAST SIDE 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 4th September 2014.

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
13/02/2015

ADUR DISTRICT COUNCIL
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SCHEDULE

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:-

Site Plan and Location Plan Date received: 04.09.2014
Existing North and South Elevations Date received: 04.09.2014
Drawing No: 01 of 02 Rev A Proposed Floor Plans Date received: 19.01.2015
Drawing No: 02 of 02 Rev A Elevations and Sections Date received: 19.01.2015

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

03. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by GTA Civils Ltd Ref: 3411/2.3 Dated September 2009 and the following mitigation measures detailed within the FRA:-
Finished floor levels of the upper ground floor set no lower than 5.1 metres above Ordnance Datum (AOD).
The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

Reason: *To reduce the risk of flooding to the proposed development and future occupants.*

04. The basement/lower ground floor of the extension shown on the approved drawing shall only be used for storage incidental to the use of the care home on the site and at no time shall be used or occupied as habitable living accommodation.

Reason: *For the safety of the residents/occupiers of the building as the basement/lower ground floor is at risk of flooding.*

05. The materials and external finishes used for the walls and roofs of the extension (including the decorative tile-hanging, soldier course banding, windows and cills) shall match those on the existing building in accordance with a schedule and samples of materials to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

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

06. The development hereby permitted shall not be carried out unless and until a specification detailing the proportions, materials, colour and detailed design (including the pattern of opening) of the windows and doors of the extensions have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall only be installed in accordance with the approved details.

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

07. Prior to the commencement of development a scheme comprising acoustic glazing and mechanical ventilation designed to protect the front (north-facing) bedrooms of the extension from road traffic noise shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the bedrooms have been sound insulated in accordance with the agreed details.

Reason: *In the interest of amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

08. At no time shall the number of residents at the home exceed 16 without the prior written consent of the local planning authority in an application made on that behalf.

Reason: *To ensure an adequate environment is provided for residents and in the interest of highway safety.*

09. The development hereby permitted shall not be commenced until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. Soakage tests in accordance with BRE Digest 365 (1991) as set out in the submitted Flood Risk Assessment will be required to be undertaken on the site to ascertain the size and location of the soakaway required for impermeable roof areas."

Reason: *To ensure adequate drainage and to comply with saved policy AP4 of the Adur District Local Plan.*

10. Prior to the commencement of the development details of secure, covered cycle parking for staff and visitors to the care home shall be submitted to and approved in writing by the Local Planning Authority. Such provision as agreed shall be provided prior to first occupation of the additional accommodated hereby permitted.

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

11. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and between the hours of 08.00 and 13.00 on Saturday. No work shall take place on Sundays or on Bank or Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1of the Adur Local Plan.*

12. 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;
(iv) wheel-washing facilities; and
(v) measures to control the emission of dust and dirt during construction..

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. Any works within 15 metres, or excavations within 250 metres of the high water line will require the prior written consent of the Environment Agency under the Water Resources Act 1991 and the Southern Region Byelaws.

03. The Environmental Permitting Regulations (England and Wales) 2010, cover water discharge activities. The Septic tank may require an Environmental Permit or qualify for an exemption. Please see the Environment Agency website for further information https://www.gov.uk/environmental-permit-how-to-apply/overview