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/0027/10**

Martin Critchley
Martin Critchley Consultants Ltd
7 North Street
Havant
Hampshire
PO9 1PW

Details of Development
DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF A DETACHED 4-BEDROOM HOUSE

Location of Development
OLD SALTS NURSERY OLD SALTS FARM ROAD LANCING WEST SUSSEX BN15 8JQ

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 2nd February 2010.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

11/03/2010

SCHEDULE

Reasons for Granting Permission

01. Although the development is within the 'Strategic Gap' of countryside separating Lancing from Shoreham, the new dwelling as now proposed would not have a significant effect on the open character of the landscape nor detrimentally affect the amenities of neighbouring properties and consequently would not conflict with the relevant policies of the Adur District Local Plan (AG1, AC1, AC4, AH2).

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 of materials and samples 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.*

03. The development hereby permitted shall be carried out in accordance with the following approved plans:
    Location Plan 0947-404 - 201 - date stamped received 02 Feb 2010
    Proposed Plans 0947-304 B - date stamped received 02 Feb 2010
    Proposed Elevations 0947-404D - date stamped received 02 Feb 2010

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

04. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment submitted within the Design and Access Statement date stamped received 02 Feb 2010 (paras 13.0 - 13.8), where the finished floor levels shall be set no lower than 5.1m AOD (above ordnance datum).

    Reason: *To reduce the risk of flooding to the proposed development and future occupants, and to comply with PPS25 and policy NRM4 of The South East Plan.*

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05. Prior to the commencement of development, details of the floor level of the proposed building and any alterations to the ground levels of the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with such details as approved.

Reason: *In the interests of amenity and the environment and to comply with 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), the proposed dwelling shall not be extended or any incidental building (exceeding 10 cubic metres in volume) erected within its curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

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

07. 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.*

08. Within two months of occupation of the dwelling hereby permitted the mobile home sited to the north of the existing dwelling shall be removed from the site permanently and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy AC10 of the Adur District Local Plan.*

09. The existing trees to the south of the dwelling hereby approved shall be retained and shall be protected for the duration of construction works in a manner to be agreed with the Local Planning Authority before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees/bushes/hedges or parts thereof removed without consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees/bushes/hedges of such size and species as may be agreed with the Local Planning Authority.

Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with policy AB25 of the Adur District Local Plan.*