Adur District Council

Planning, Regeneration and Wellbeing

Mr And Mrs Mark And Wendy Fowler
Old Salts Nursery
Old Salts Farm Road
Lancing
West Sussex
BN15 8JQ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0026/13

Details of Development
RENEWAL OF EXTANT PLANNING PERMISSION ADC/0027/10 FOR DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF A DETACHED 4 BED TWO-STOREY 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 11th January 2013.

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
14/02/2013

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed development is outside of the built-up area and would help meet the need for a housing demand associated with a countryside activity without significant detraction from the existing open rural landscape and wider 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 'saved' policies of the Adur Local Plan (AC1, AC4, AC10, AC15, AH2, AH11) and the South East Plan policies SP3, SP4, CC1, CC4, CC6, H1, H4, H6, T4, BE1, C4, C5, SCT5, NRM4

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:

Drawing No. 0947-203B titled Proposed Site Plan date valid: 11-01-2013
Drawing No. 0947-404D titled Proposal Elevation date valid: 11-01-2013
Drawing No. 201 titled Location Plan date valid: 11-01-2013

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

03. No development shall be carried out unless and until a schedule of materials/finishes and samples to be used for the external walls and roof of the building hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved schedule.

Reason: *In the interests of amenity and to safeguard the local distinctiveness of this sensitive rural locality and the environment having regard to saved policy AH2 of the Adur District Local Plan.*

04. 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.*

05. No development shall commence unless and until elevations at a scale of 1:50 and architectural details at a scale not less than 1:20 have been submitted to and approved in writing by the Local Planning Authority. These architectural details shall include:-

(a) all external doors and windows,
(b) dormers/half dormers,
(c) rooflight windows,
(d) all walls, gates and fences,
(e) chimneys,
(f) dentil course, eaves and bargeboards,
(g) roofs and hips,
(i) porches/porticos.

The development shall not be built other than in full accordance with any such approved details and shall be retained thereafter.

Reason: *In the interests of amenity and to safeguard the local distinctiveness of this sensitive rural locality and the environment having regard to saved policy AH2 of the Adur District Local Plan.*

06. The development hereby permitted shall only be carried out in strict accordance with the approved Flood Risk Assessment approved in planning approval ADC/0027/10 and the mitigation measures contained within it, whereby the internal finished floor levels of the dwellinghouse building 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 policy NRM4 of The South East Plan.*

07. 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 soft and hard landscaping, to include protection measures for the retention of the existing trees to the south of the dwellinghouse hereby permitted and details of the permeable/porous construction of any hardstanding. 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. The approved details of hard landscaping shall be completed prior to occupation of the dwellinghouse building.

Reason: *In the interests of amenity and to safeguard the local distinctiveness of this sensitive rural locality and the environment having regard to saved policy AB25 of the Adur District Local Plan.*

08. Within one month of occupation of the dwelling hereby permitted the mobile home sited to the north boundary of the site at the date of this permission shall be removed from the site permanently and the land restored to a condition to be agreed in writing by the Local Planning Authority.

Reason: . The site lies within the countryside where permanent residential mobile home development unrelated to the essential needs of the countryside would not normally be permitted and to comply with saved policy AC1 of the Adur District Local Plan.

09. 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 altered by means of any development as set out within Classes A, B, C, D and E of Part 1 of the Schedule to that Order.

Reason: *In the interests of amenity and to safeguard the local distinctiveness of this sensitive rural locality and the environment having regard to saved policies AC1 and AH2 of the Adur District Local Plan.*

10. 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 gate, fence, wall or other means of enclosure shall be erected or constructed within the garden land curtilage of the dwellinghouse building hereby permitted forward of any wall of that building.

Reason: *In the interests of amenity and to safeguard the local distinctiveness of this sensitive rural locality and the environment having regard to saved policy AC1 of the Adur District Local Plan.*

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 Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.