Adur District Council

Planning, Regeneration and Wellbeing

Mr Martin Critchley
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7 North Street
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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0527/14

Details of Development
RETROSPECTIVE APPLICATION FOR VARIATION OF CONDITION 14 (APPROVED DRAWINGS) OF ADC/0334/06 COMPRISING MINOR MATERIAL AMENDMENTS TO PARKING LAYOUT, HARD AND SOFT LANDSCAPING, STREET LIGHTING AND FOUL AND SURFACE WATER DRAINAGE (22-26 WEST LANE AND 1-6 CRAVEN COURT)

Location of Development
22-26 WEST LANE (CRAVEN COURT) LANCING WEST SUSSEX BN15 9FJ

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 22nd May 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
10/09/2014

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Conditions

02. The dwellings hereby permitted on Plots 8-10 shall not be occupied unless and until the walls and fences shown on Drawing 0401-247 Rev H have been erected.

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

03. The dwellings hereby permitted on Plots 8-10 shall not be occupied unless and until the parking spaces and access facilities shown on the submitted plans 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 dwellings.

Reason: *To ensure adequate provision of parking clear of the public highway.*

05. No use of the vehicular accesses serving the dwellings on Plots 8-10 shall take place until satisfactory kerb and pavement crossings between the boundary of the site and the adjoining carriageway have been constructed.

Reason: *In the interests of highway safety.*

06. Each access serving the dwellings on Plots 8-10 shall not exceed 3 metres in width and shall be laid out to provide visibility splays on each side of its junction with the existing public highway. These splays shall be 2 metres by 2 metres on each side of the access based on the existing highway boundary. No other work shall be carried out for the implementation of these units until the above mentioned splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: *In the interests of highway safety.*

09. No construction work shall be carried out for the implementation of the dwellings on plots 8-10 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.*

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11. Within 6 months of the date of this permission the soft planting shown on Drawing 040-247 Rev D and described in the accompanying Planting Schedule received on 25 July 2014 shall be carried out in respect of the dwellings on Plots 1-6. The planting comprised in the approved details in respect of the dwellings on Plots 8-10 shall be carried out in the first planting and seeding seasons following the occupation of those dwellings. Any trees or plants which within a period of 5 years from initial planting, 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 amenity and to comply with saved Policy AH2 of the Adur District Local Plan.*

13. No development of the dwellings on Plots 8-10 shall be carried out unless and until a schedule and samples of the materials and external finishes to be used for the walls (including cills) and roofs of the dwellings has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall only be carried out in accordance with the agreed details.

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

14. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No: 0401-345 Rev D Proposed Ground and First Floor Plans (As approved under ADC/0334/06)
Drawing No: 0401-445 Rev A Proposed Elevations (As approved under ADC/0334/06)
Drawing No: 0401-446 Rev C Proposed Elevations (As approved under ADC/0334/06)
Drawing No: 0401-246 Rev H General Layout Date valid: 22 May 2014
Drawing No: 0401-247 Rev D Landscaping Date received: 25 July 2014

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

17. Prior to the commencement of development of the dwellings on Plots 8-10 details of the floor level of the proposed buildings 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 the amenity and the environment and to comply with saved policy AH2 of the Adur District Local Plan.*

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18. 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 dwellings shall not be extended or enlarged or any incidental buildings (exceeding 10 cubic metres in volume) erected within their curtilages 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 saved policy AH2 of the Adur District Local Plan.*

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19. The glazing in the dormer on the south side of the dwelling on Plot 7 and the first-floor windows in the north sides of the dwellings on Plots 2 and 6 shall be obscured and retained as such permanently.

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

20. 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 windows or other openings (other than as hereby approved) shall be formed in the side walls of the dwellings without the prior permission of the Local Planning Authority on an application in that behalf.

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

21. The development of the dwellings on Plots 8-10 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 buildings shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

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

Informatives / Notes to Applicant

01. Southern Water advise that approval for the connection to a public sewer will require an application under Section 106 [of the Water Industry Act].

02. 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.