Adur District Council

Development Management

A W Rogers
40 Dawn Crescent
Upper Beeding
Steyning
BN44 3WH

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1196/16

Details of Development
AMENDMENTS TO RESERVED MATTERS APPROVAL AWDM/1267/13 FOR 4NO. TERRACED HOUSES IN RESPECT OF ELEVATIONAL DETAILS, INCLUDING REPOSITIONING OF DOORS, WINDOWS AND ROOFLIGHTS, INSERTION OF JULIET BALCONIES TO THE NORTHERN ELEVATION AND SOLAR PANELS TO THE SOUTHERN ELEVATION. VARIATION OF CONDITION 13 OF ADC/0229/10 TO ALLOW VEHICULAR ACCESS ONLY ONTO SITE WITH NO ON-SITE PARKING.

Location of Development
1 FRESHBROOK ROAD LANCING WEST SUSSEX BN15 8DA

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 2016.

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

G Peck

Gary Peck
Planning Services Manager
07/10/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PROPOSED GRD FLR & ELEVATIONS	10/574/01 Rev B	07.09.2016
PROPOSED 1ST FLR & REAR ELEVATIO	10/574/02 Rev B	07.09.2016
PROPOSED 2ND FLR PLAN	10/574/03 Rev A	07.09.2016
PROPOSED GRD FLR PLAN	10/574/15 Rev A	07.09.2016

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

02. No part of the development shall be first occupied until such time as the vehicular access serving the development has been laid out, and signage posted notifying that there is to be "No Parking" in accordance with the approved drawing.

Reason: *In the interests of road safety*.

03. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include matters such as:-

i) Hard surfacing materials;

Soft landscape works shall include planting plans; written specifications; schedules of plants stating species, sizes and numbers/densities; and the implementation programme. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be completed before any part of the development is occupied or in accordance with the implementation programme approved in writing by the Local Planning Authority.

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

04. The development hereby permitted shall not be occupied 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.*

05. The dwellings shall not be occupied until the secure covered cycle store and the pedestrian and cycle 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 pedestrian and cycle access and parking of cycles incidental to the use of the proposed dwellings.

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

06. The glazing in the southwest elevation of the houses shall either not be less than 1.7m above the floor level of the room concerned or shall have obscured glass which shall be permanently retained in accordance with details to be submitted and approved by the Local Planning Authority prior to the first occupation of the building. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the south-west wall of the building without the prior permission of the Local Planning Authority on an application in that behalf.

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

07. No houses on the site shall be occupied until a bin store for storing refuse and waste, including for waste that can be recycled, has 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.*

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.

Ref: AWDM/1196/16

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.