Adur District Council

Development Management

Mr Richard Beecham
Beecham Moore Partnership
50 Beaconsfield Villas
Brighton
East Sussex
BN1 6HD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0961/15

Details of Development
DEMOLITION OF EXISTING HOUSE, GARAGE AND OUTBUILDING AND CONSTRUCTION OF 2-STOREY 4 BEDROOM HOUSE AND PROVISION OF 3 CAR PARKING SPACES

Location of Development
125 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8HT

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 7th July 2015.

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
25/08/2015

PTO

Adur District Council
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Ref: - AWDM/0961/15

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:-

Drawing titled 125, Brighton Road, Lancing BN15 8HT date valid 07-07-2015
Drawing No. 2364/02 Rev A titled Proposed New house date valid 07-07-2015

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

03. No development approved by this permission shall commence until details of the disposal of surface water 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) would be required to be undertaken on the proposed site to provide the data to ascertain the size of the soakaway required for the impermeable areas. Full design calculations should be provided for the soakaway soakage test result, and the ensuing soakaway and permeable paving designs, along with the rainfall calculations with the additional rainfall quantities appropriate for climate changes, as required under planning policy.

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

04. No construction work shall be carried out on site unless and until provision has been made in accordance with details approved by the Local Planning Authority for temporary parking and loading/unloading of all contractors' vehicles, and for contractors' buildings, plant, and stacks of materials. Such provision shall be retained and used for the purpose specified in the approved details throughout the period of work on the site with all vehicles, plant and materials kept within the areas so approved.

Reason: *In the interests of highway safety and amenity in accordance with the relevant policies of the National Planning Policy Framework.*

05. No construction of the dwellinghouse shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the dwellinghouse building hereby approved has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

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

06. The dwellinghouse building hereby permitted shall not be occupied until the parking and turning spaces and access facilities have been provided in accordance with the approved plans. 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 premises concerned.

Reason: *In the interests of amenity and highway safety and having regard to relevant policies of The National Planning Policy Framework.*

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), the dwellinghouse building hereby permitted shall not be extended or altered externally or any incidental building over 5 cubic metres in volume erected within its curtilage.

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

08. The first floor windows in the east and west side elevations of the dwellinghouse hereby permitted shall be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. 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.

02. The applicant is advised they will need to apply to the Council's Environmental Health department for demolition notice under Building Act 1984. They will need party wall agreement with neighbouring property and hopefully they will agree hours of demolition and any other dust controls and clean up through this process