Adur District Council

Planning, Regeneration and Wellbeing

Barry Cranford
Cranford Construction & Development Ltd
'The Pines'
Honeysuckle Lane
WORTHING
BN13 3BT

Date: 23 March 2012

My Ref: ADC/0402/10

Dear Mr Cranford,

67 Manor Road, Lancing BN15 0HB: Proposed 2 detached three-bedroom dwellings, detached garage and re-located access: Details pursuant to conditions of permission ADC/0402/10

Thank you for your letter of 19 March 2012, with accompanying plans and cheque for the fee of £85.

Dealing with the conditions in turn:-

Condition 02 (external materials)

I am pleased to confirm approval of the materials listed in your letter, namely flint cobbles with Chartham red brick for the detailing (and for whole west side gable and chimney) for the dwelling on plot 1 and Freshfield Lane light multi-stock bricks for the dwelling and garage on plot 2, with the roofs being Imery clay plain tiles, all as per the deposited samples. I presume the areas of wall tile-hanging on plot 2 and the dormers on both dwellings will be clad in the same roof tiles; please let me know if this is not the case. Please note that the flintwork will need further approval in due course of a sample panel constructed on-site (under condition 08). In principle, the window and door materials stated in your letter may be aceptable but please can you let me have additional details, such as a manufacturer's brochure giving the frame thicknesses/profiles, etc.

Condition 03 (boundary walls and fences)

I note that it is proposed to retain and renovate the existing walls on the east and west side boundaries which is acceptable. The gap where the existing corner access is located will need to be infilled with matching flintwork to a height of 0.6m as shown on the approved plan. The condition requires the remainder of the front flint wall to be lowered to 0.6m but it is already moreorless this height as measured on its outer side (above pavement level). If

the proposed accessway driveway is raised sufficiently to give adequate visibility, it should not be necessary to lower this front wall but details of levels are required under conditions 06 and 10. The provision of a close-boarded fence between the two plots is also approved but I think its height needs to lower from 1.8m to 1.5m where it comes forward (north) of the northern gable wall of the dwelling on plot 1, and lower still further (to about 1.2m) for the last 5m or so.

Condition 04 (closure of existing access)

As referred to under condition 03 but details are also needed of the proposed treatment outside the boundary wall (ie. verge or pavement/kerb reinstatement on the corner). You will need to contact WSCC Southern Area Highways office at Clapham about this.

Condition 06 (access and parking construction)

Details of surfacing and levels are required. I see that block paving is proposed but would be grateful for further details of the type and colour of the blocks and any changes to existing surface levels.

Condition 07 (landscaping)

I confirm that your indicative proposed planting of prunus laurocerasus is acceptable, subject to more information about numbers/density and sizes (at planting stage), as is the proposed retention of existing trees as described and shown on your annotated plan.

Condition 08 (sample panel of flintwork)

I have seen the flintwork on the property you mention and confirm that it is of a suitable quality. However, you will still need to construct a sample panel for approval in due course (this could be the first part of the dwelling's rear wall if you wish to avoid unnecessary work on a free-standing panel).

Condition 09 (archaeological investigation)

I confirm that the archaeological report by Chris Butler was submitted with the original application and note that you have agreed with WSCC that Pro-Archaeological Services will oversee construction. This is acceptable to meet the requirements of this condition subject to receiving his report of findings.

Condition 10 (floor and ground levels)

Your description of the dwelling floor levels seems appropriate but it is necessary to have actual levels based on a site survey, using some fixed data point. Any significant alterations to existing ground levels (eg. for the access, turning and parking areas, relative to ensuring adequate visibility from the new site access) are also needed (condition 06 also refers).

Yours sincerely,

Keith Morgan
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