ADUR DISTRICT COUNCIL

Mr Paul Smith
Domus Architecture Ltd
1 Campbell Street
Stanningley
Leeds
LS28 6DP
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1269/24

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 16 (REDUCTION IN THE GROUND LEVELS OF THE REAR GARDEN AND ASSOCIATED LANDSCAPING) OF APPLICATION AWDM/0970/23.

Location of Development
LAND BETWEEN 40 AND 44 BRIGHTON ROAD LANCING WEST SUSSEX

The Authority has considered your application, and I can confirm the following condition(s) have **NOT** been approved.

G Peck

Gary Peck
Planning Services Manager
14/11/2024

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

16 Within one month of the date of this permission plans shall be submitted to the local planning authority for its written approval showing a reduction in the ground levels of the rear garden and an associated landscaping scheme, plus details of a retaining wall to the front garden boundary with No. 44 Brighton Road, to reduce the impact on the occupiers of No.44 Brighton Road to an acceptable level. The plans and scheme shall include a timetable for the implementation of the works. The works shall be carried out in accordance with the approved plans, scheme and timetable and completed prior to the occupation of the dwelling. Written notice must be given to the local planning authority to confirm that the garden works and landscaping have been completed in accordance with the approved plans, scheme and timetable prior to the occupation of the dwelling and the local planning authority must be permitted access to the development within 28 days of receipt of the written notice to check that the works have been completed in accordance with the approved plans. The dwelling is not to be occupied until the local planning authority has confirmed in writing that the garden works and landscaping have been completed in accordance with the approved plans, such confirmation to be provided within 14 days of the local planning authority's inspection of the development.

Reason: *In the interests of visual and residential amenity and to prevent overlooking in accordance with policy 15 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal.

Plans Referred to in Consideration of this application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
SUPPORTING STATEMENT		07.10.2024
LANDSCAPE PLAN	DR L SO 1000 E	07.10.2024
PLANTING: TREES	DR L SO 3005 D	07.10.2024
PLANTS: FRONT	DR L SO 3010 C	07.10.2024
PLANTS: REAR	DR L SO 3015 D	07.10.2024
SURFACES	DR L SO 4000 D	07.10.2024
WALLS / STEPS	DR L SO 4005 D	07.10.2024
BOUNDARIES / ELEVATIONS	DR L SO 4010 G	07.10.2024

Reference/Drawing Number	Version	Date Rec
PART REAR GARDEN PLAN	A1-08 REV D	07.10.2024

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