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Development Control

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0389/07

Hawkins Fagg Architects LLP
189 Freshfield Road
Brighton
East Sussex
BN2 9YE

Details of Development
REDEVELOPMENT WITH 2 DETACHED 3-BED DWELLINGS, NEW ACCESS ONTO MANOR ROAD AND ONE DETACHED GARAGE

Location of Development
67 MANOR ROAD LANCING WEST SUSSEX BN15 0HB

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 28th June 2007.

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

Your copy of the application, determined as above, is returned herewith for your records.

Peter Davies

Peter Davies
Head of Planning and Community

23/08/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It would preserve or enhance the character or appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. The proposal would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB1, AB3-4, AB11, AH1-2, AH5, AT12) and the West Sussex Structure Plan 2001-16 (LOC1, CH1, CH4-5, NE1-2, ERA1, DEV1, DEV3-5) and the Adur Development Plan Submission Core Strategy (H1, H3, T3-4, ENV4, ENV10].

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. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roofs of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. No development shall take place until details of walls and/or fences, including alterations to the existing roadside wall and infilling of the existing access, retention and making good of the existing east and west side boundary walls, have been submitted to and approved in writing by the Local Planning Authority. The buildings shall not be occupied until the works approved under this condition have been completed.

Reason: *In the interests of amenity and to comply with policy AB4 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

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04. The buildings shall not be occupied until the parking spaces, garage 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, garaging and parking of vehicles incidental to the use of the proposed development.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

05. No use of the vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. The requisite specification can be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham Common, Clapham, Worthing, West Sussex BN13 3UR. There shall be no drainage of surface water from the property onto the highway.

Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

06. The buildings hereby permitted shall not be occupied until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the local Planning Authority for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area.

Reason: *In the interest of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

07. The buildings hereby permitted shall not be occupied until the existing vehicular access to the site has been stopped up permanently and obliterated in accordance with details to be submitted to and approved in writing by the Local Planning Authority, including the associated highway kerb and footway re-instatement works.

Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

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08. No construction work shall be carried out on site 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 and amenity and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

09. No development shall take place until road signage improvements have been made in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: *In the interest of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

10. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, 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 visual amenity and the environment and to comply with policy AB25-27 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

11. The proposed flint walling (including that of the proposed house on plot 1) shall conform with a sample panel which shall be erected on site and approved by the Local Planning Authority in writing before work to flint walling is commenced.

Reason: *In the interests of visual amenity and to preserve the special character of the Conservation Area and to comply with policies AH2 and CH4 of the Adur District Local Plan and CH4 and DEV1 of the West Sussex Structure Plan.*

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12. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority.

Reason: *The site is of archaeological significance and it is important that it is recorded by excavation and to comply with policy AB1 of the Adur District Local Plan and CH7 of the West Sussex Structure Plan.*

13. Prior to the commencement of development, details of the floor level of the proposed buildings and the ground level adjoining the new access 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 and the groundwork completed before occupation of the dwellings.

Reason: *In the interests of amenity and the environment and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

14. No buildings on the site shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have 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 and to comply with policy DEV1 of the West Sussex Structure Plan and G12 of the West Sussex Waste Local Plan Deposit Draft.*

15. The proposed dwellings shall achieve efficient environmental performance by, prior to their occupation, being completed to achieve at least level 3 of the Code of Sustainable Homes in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interest of sustainability and to accord with policy ENV4 of the Adur Development Plan Submission Core Strategy.*

16. The proposed dwellings shall, prior to their occupation, being completed to meet the 'Lifetime Homes' standards in accordance with details submitted to and approved in writing by the Local Planning Authority .

Reason: *In the interest of sustainability and to accord with policy H3 of the Adur Development Plan Submission Core Strategy.*