ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

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

**APPLICATION NUMBER:
ADC/0299/10**

John Wright
12 Seamill Park Crescent
Worthing
West Sussex
BN11 2PN

Details of Development
VEHICULAR ACCESS AT FRONT AND SINGLE-STOREY REAR EXTENSION

Location of Development
108 UPPER BRIGHTON ROAD SOMPTING LANCING WEST SUSSEX BN15 0JX

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 2010.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

17/03/2011

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7).

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 external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

03. The access shall not be brought into use until the completion of the drive and turning head. This shall include the following works: The parking and turning area should be paved; the existing boundary wall on the east side of the property shall be demolished; the access is widened by demolishing both the front wall at the east side of the access, and an additional metre of the front wall to the west of the access; the footpath crossing and dropped kerb to be widened to the width of the site access (approximately 4.5 metres).

    Reason: *To ensure that a single vehicle can enter and exit the site in a forward gear and to ensure that detritus does not enter the trunk road from the site, in the interests of highway safety.*

04. No development shall take place until details of surfacing and drainage of the drive and turning head has been submitted to and approved in writing by the local planning authority (who shall consult with the Highways Agency on behalf of the Secretary of State for Transport). The development shall be carried out in accordance with the approved details.

    Reason: *In the interests of road safety to ensure that water and detritus do not enter the trunk road from the site.*

PTO

05. This permission relates to the following approved plans:-

Drawing No. JW/10/056 (Location Plan, Block Plan, Proposed Elevations and Floor Plan, but not including the Hardstanding and Vehicle Access Plan) date stamped received 11 August 2010
Amended Hardstanding and Vehicle Access Plan date stamped received 21 December 2011

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