Adur District Council

Planning, Regeneration and Wellbeing

Mr James Breckell
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BN43 5EG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0993/12

Details of Development
DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 2 PAIRS OF SEMI DETACHED 3 BEDROOM HOUSES 8 CAR PARKING SPACES AND CYCLE STORAGE

Location of Development
21 HALEWICK LANE SOMPTING LANCING WEST SUSSEX BN15 0ND

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 30th August 2012.

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
06/12/2012

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ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH2, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

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 dwellings shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided. The area 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 proposed dwellings.

    Reason: *In the interests of amenity and highway safety.*

03. The access shall be laid out to provide pedestrian visibility splays on each side of its junction with the existing public highway. These splays shall be 2 metres by 2 metres on each side of the access no other works shall be carried out on site until the splays have been provided and shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

    Reason: *In the interests of highway safety.*

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.*

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05. No development shall be carried out unless and until samples of materials and finishes to be used for the external walls including windows, doors, bricks, tiles, fencing and block pavers and roof of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed with the approved schedule.

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

06. No dwellings shall be occupied until the Laurel hedging to the front of the dwellings has been planted and if within 5 years from the completion of the development the hedge dies or is removed or becomes seriously damaged or diseased it shall be replaced in the next planting season with others of similar size and species.

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

07. Details of the cycle stores shown on the site plan shall be submitted to and approved by the Local Planning Authority and the buildings shall thereafter be retained permanently solely for such purposes.

Reason: *In the interests of sustainable travel.*

08. No development shall be carried out until all buildings and structures existing on the application site at the date of this permission (except boundary walls or fences) have been demolished, the debris removed from the site (unless the mentioned is being recycled for reuse) and the site cleared.

Reason: *In the interests of amenity and to comply with saved policy AG1 or AH2 of the Adur District Local Plan.*

09. The first floor glazing on the south and north side of the dwellings hereby permitted shall be fitted with obscure glazing and be permanently non-openable 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: *In the interests of residential amenity and to accord with Policy AH 2 of the Adur District Local Plan.*

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended [or any incidental building over 5 cubic metres in volume erected within its curtilage].

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

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11. The hard surfaces shown on the approved drawings shall be constructed and thereafter retained using only permeable material(s) and/or a permeable construction or alternatively provision shall be made and thereafter retained to direct surface run-off from the hard surface(s) to a permeable or porous area or surface within the curtilage of the site.

    Reason: *To reduce the risk of localised flooding and in the interests of sustainability.*

12. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Proposed plans, elevations and materials Drawing no. 03 - received 30th August 2012
    Existing and proposed location plan proposed site plan and context elevation. Drawing no. 02 Rev A - received 30th August 2012
    Digital survey of existing site and bungalow Drawing no. 01 - received 30th August 2012. - received 30th August 2012

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

13. The ground floor window serving the W.C. in each of the four dwelling houses shall be fitted with obscure glazing and shall remain as such at all times.

    Reason: *To avoid overlooking and to comply with policy AH2 of the Adur District Local Plan.*

14. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings other than hereby approved, shall be formed in the side walls of the dwellings.

    Reason: *To prevent overlooking and to comply with AH2 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. Precautionary land contamination

    If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

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02. 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.