Adur District Council

Development Management

Mr Peter Robinson
Extending Homes
Larkfield
Yapton Road
Barnham
West Sussex
PO22 0AY

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1203/16

Details of Development
DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF 2 STOREY DWELLING WITH FIRST FLOOR BALCONY AT FRONT. AMENDMENT TO APPROVED APPLICATION AWDM/1361/15 FOR LAYOUT, EXTERNAL FIRE ESCAPE STAIRS AND REDESIGNED WINDOWS AND DOORS AND ROOFLIGHTS TO FRONT ROOFSLOPE

Location of Development
267 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8JP

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 5th August 2016.

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

G Peck

Gary Peck
Planning Services Manager
07/09/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
BLOCK PLAN		05.08.2016
SITE LOCATION PLAN		05.08.2016
PLANS & ELEVATIONS	160108/2	05.08.2016
EXISTING/PROPOSED LOFT FLOOR	160108/5	05.08.2016
EXISTING/PROPOSED GROUND FLOOR	160108/3	05.08.2016
EXISTING/PROPOSED SSE/SSW ELEV	160108/1	05.08.2016
EXISTING/PROPOSED FIRST FLOOR	160108/4	05.08.2016
EXISTING/PROPOSED ROOF PLAN	160108/6	05.08.2016

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

02. 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.*

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

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

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04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or altered by means of any development as set out within Classes A, B, C, D and E of Part 1 of the Schedule to that Order.

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

05. The development hereby permitted shall only be carried out in accordance with the Flood Risk Assessment approved under application reference AWDM/1361/15 and the mitigation measures contained within section 4 of it, specifically-

- The finished floor level of the proposed dwelling shall be set no lower than the floor levels of the existing dwelling

Reason: *To reduce risk of flooding and in the interests of the safety of the occupants having regard to the National Planning Policy Framework.*

06. The development hereby permitted shall not be commenced until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

Reason: *To ensure adequate drainage and to comply with saved policy AP4 of the Adur District Local Plan.*

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

Reason: *To reduce the risk of localised flooding.*

08. The access gate hereby approved shall only open into the site and shall not open out towards the carriageway.

Reason: *In the interest of highway safety.*

09. The dwelling shall not be occupied until the parking spaces, turning area and access facilities shown on the submitted plans have been provided in accordance with the approved plans. The areas of land so provided shall not thereafter be used for any purpose other than access, turning and parking of vehicles incidental to the use of the proposed dwelling.

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

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10. The dwelling hereby permitted shall not be occupied until provision for the storage of cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for cycle storage incidental to the use of the proposed development.

    Reason: *In the interests of sustainability.*

11. No demolition or construction work shall be undertaken on the site other than between the hours of 8am and 6pm Monday to Friday and 8.30am and 1pm on Saturdays with no working on Sundays or Public Holidays.

    Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

12. The external fire escape stairs hereby approved shall be used only as a means of escape in emergencies and shall not be used for general access.

    Reason: *To safeguard the amenities of the neighbouring residents having regard to saved policy AH2 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. 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.

02. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

Ref: AWDM/1203/16

TOWN AND COUNTRY PLANNING ACT 1990
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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) or householder application, of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).