Adur District Council

Planning, Regeneration and Wellbeing

Mr Jonathan Rooke-Allden
6 Middle Road
Shoreham-By-Sea
West Sussex
BN43 6PP

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0170/13

Details of Development
PROPOSED VEHICULAR ACCESS

Location of Development
6 MIDDLE ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6PP

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 12th February 2013.

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
22/03/2013

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed vehicular access would assist in reducing on-street parking and would not detract from highway safety. It would consequently not conflict with saved policy AG1 of the Adur District Local Plan, Manual for Streets or the National Planning Policy Framework.

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 access shall be laid out to provide 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 based on the existing highway boundary. No other work shall be carried out on the site until the above mentioned splay areas have been provided and thereafter they 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.*

03. The hard surface shown on the approved drawing shall be constructed and thereafter retained using only permeable materials 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 and in the interests of sustainability having regard to the National Planning Policy Framework*

04. This permission relates to the following approved plans received 12 February 2013: Location and Site Plan

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

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.

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02. 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 Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB

Email: cdbs.coastal@westsussex.gov.uk
Phone: 01243 642105