Adur District Council

Planning, Regeneration and Wellbeing

Richard Goodson Practice
20 Nelson Close
Sompting
Lancing
West Sussex
BN15 0LY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1693/14

Details of Development
CHANGE OF USE OF GROUND FLOOR TO ONE BEDROOM FLAT

Location of Development
151 SOUTH STREET LANCING WEST SUSSEX BN15 8BD

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 2nd December 2014.

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
30/01/2015

PTO

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

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

Drawing titled OS Mastermap date valid 02-12-2014
Drawing No. 1471/S1A titled SURVEY AS EXG. & BLOCK PLAN date received 07-01-2015
Drawing No. 1471/01A titled SCHEME DRAWING date received 07-01-2015

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

03. The external materials and finishes of the making good of the building hereby permitted shall 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 AH2 of the Adur District Local Plan.*

04. No occupation of the flat hereby permitted shall occur unless and until an acoustic assessment, to ascertain the exact noise exposure of the property, and a scheme to protect the habitable rooms from excess noise, has been submitted to and approved in writing by the local planning authority, and the agreed scheme has been implemented out on the site in full accordance with the approved details.

The standard to be achieved shall be British Standard BS 8233: 1999: Sound insulation and noise reduction for buildings.

British Standard 8233 Indoor Noise Levels

Room	Good	Reasonable
Living room	30 dB LAeq,T	40 dB LAeq,T
Bedroom	30 dB LAeq,T	35 dB LAeq,T & 45 dB LAmax,F

As a minimum requirement the reasonable level shall be achieved.

Reason: *In the interests of safeguarding the residential amenity of future occupiers in an area of development on South Street that has been identified by DEFRA as severely affected by traffic noise, in accordance with saved policy AH2 of the Adur District Local Plan.*

PTO

05. The bin stores shown on the plans shall be provided prior to occupation of the flat hereby approved and shall thereafter be retained permanently solely for such purposes.

Reason: *In the interests of hygiene in accordance with National Planning Policy Framework.*

06. The secure, covered cycle parking shown on the plans shall be provided prior to occupation of the flat hereby approved and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with National Planning Policy Framework.*

07. The extraction flue shown on the plans shall be removed from the building and site prior to occupation of the flat hereby approved

Reason: *In the interests of visual amenity and to comply with 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.