Adur District Council

Planning, Regeneration and Wellbeing

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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1322/12

Details of Development
DETACHED SINGLE-STOREY INCIDENTAL LAUNDRY BUILDING ON EAST SIDE OF NURSING HOME (APPLICATION FOR A NEW PERMISSION TO REPLACE EXISTING PERMISSION APPLICATION ADC/0455/09)

Location of Development
RECTORY HOUSE WEST STREET SOMPTING LANCING WEST SUSSEX

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 23rd October 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

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment or the setting of the listed building and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AB11, AH7, AH10).

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. 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 and the proposed retaining wall and paving 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 preserving the setting of the listed building having regard to saved policy AB11 of the Adur District Local Plan.*

03. The building shall only be used as a laundry incidental to the nursing home at Rectory House and shall only be in use between the hours of 0800 - 2000 every day.

    Reason: *To protect the residential amenities of the locality having regard to saved policy AH7 of the Adur District Local Plan.*

04. All windows and doors of the laundry building hereby approved shall be kept closed at all times when the washing and drying machines are in use.

    Reason: *To protect the residential amenities of the locality having regard to saved policy AH7 of the Adur District Local Plan.*

05. Prior to the commencement of development, details of the floor level of the proposed building and any alterations to the ground levels of the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with such details as approved.

    Reason: *In the interests of amenity and the environment having regard to saved policy AG1 of the Adur District Local Plan.*

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

Drg. No. AL-001(Site Location Plan & Block Plan) date stamped received 4 January 2010
Drg. No. AL-002 (Proposed Site Plan) date stamped received 4 January 2010
Plans and Elevations as Proposed date stamped received 22 February 2010

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

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.

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.