Adur District Council

Planning, Regeneration and Wellbeing

Mr Scott Theobold
Bold Architecture Design Ltd
The Cottage
104 Hallyburton Road
Hove
East Sussex
BN3 7GN

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1045/13

Details of Development
DEMOLITION OF EXISTING DWELLING AND GARAGE AND RE-DEVELOPMENT TO PROVIDE 1 X 3 BED HOUSE AND 1 X 4 BED HOUSE WITH PARKING

Location of Development
12 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8RH

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 27th August 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
02/09/2014

PTO

ADUR DISTRICT COUNCIL
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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 No: 097/01 REV A Proposed Site Plan Date received: 16.07.2014
Drawing No: 097/02 REV B Proposed Ground Floor Date received: 16.07.2014
Drawing No: 097/03 REV A Proposed Plans Date received: 16.07.2014
Drawing No: 097/04 REV C Proposed Front Elevations Date received: 16.07.2014
Drawing No: 097/05 REV C Proposed Rear Elevation Date received: 16.07.2014
Drawing No: 097/06 REV A Proposed Elevations Date received: 16.07.2014
Drawing No: 097/07 REV C Proposed Elevations Date received: 16.07.2014
Drawing No: 097/08 Proposed Block Plan and Existing Front Elevation Date received: 16.07.2014
Drawing No: 097/09 Existing Site Survey Date received: 16.07.2014
Drawing No: 097/10 Proposed East Boundary Elevation Date received: 16.07.2014
Drawing No: 097/GA10 Site Plan received 16.07.2014
Site Survey M J Zara Associates Date received: 16.07.2014
Drawing No: 130627-TK17 - TK24 Swept Path Analysis Date valid: 27 Aug 2013

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

03. No development shall take place until precise details of the materials, design and external colours/finishes of boundary walls and/or fences and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority and the dwellings shall not be occupied until such walls, fences and means of enclosure as agreed have been erected and shall thereafter be retained.

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

04. No development shall be carried out unless and until a schedule (including details of a treatment to prevent the timber cladding 'fading' in colour) and samples of the materials and finishes be used for the external walls and roofs of the proposed dwellings have been submitted to and approved in writing by the Local Planning Authority and the developement shall be completed in accordance with the approved schedule and samples.

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

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05. Prior to the commencement of the development hereby permitted, a specification detailing the materials, colours and external finishes and drawing(s) and section(s) at a scale not less than 1:10 showing the detailed design and profile(s) of the glazed roof 'pod' and glazed balustrade (House B), windows (and window reveals), doors and porches shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall only be carried out in accordance with the agreed details.

Reason: *To ensure a high standard of finish in accordance with the approved drawings and having regard to saved policy AH2 of the Adur District Local Plan.*

06. 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 dwellings shall not be extended or any incidental building over 5 cubic metres in volume erected within their curtilage.

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

07. The first-floor window in the east side elevation of House B on the approved plans shall be obscure-glazed and shall not subsequently be altered in any way.

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

08. 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 as hereby approved) shall be formed in the side walls of the dwellings.

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

09. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include details of replacement trees/shrub planting adjacent to the east side boundary and external finishes of patios/decked areas. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwellings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to occupation of the dwellings.

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

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10. The development hereby permitted shall not be commenced until a scheme for protecting the proposed dwellings from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the agreed scheme shall be completed before the permitted dwellings are occupied and shall be designed to achieve as a minimum requirement the 'reasonable' level for Living Rooms of 30 dB LAeq,T 40 dB LAeq,T and for Bedrooms 30 dB LAeq,T 35 dB LAeq,T & 45 dB LAmax,F being the standard set out within British Standard BS 8233: 1999: Sound insulation and noise reduction for buildings.

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

11. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Saturday and between the hours of 08.00 and 13.00 on Saturdays. No work shall be carried out on Sundays or on Bank 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 development hereby permitted shall not be commenced until details of the proposed surface water drainage from gutters and hardstandings and means of disposal have been submitted to and approved by the Local Planning Authority and the dwellings 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 policy AP4 of the Adur District Local Plan.*

13. The dwellings shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with construction and surfacing details to be submitted to and approved in writing by the Local Planning Authority. The areas 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.*

14. The areas indicated on the submitted swept path analysis diagrams for vehicular manoeuvring and turning space shall be at all times kept free of obstruction and be available for those purposes.

Reason: *In the interest of highway safety.*

15. The secure, covered cycle parking shown on the plans shall be provided prior to commencement of use of the dwelling(s) and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport.*

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16. The dwellings hereby permitted shall not be occupied until the existing accesses to the site (other than hereby approved) have been stopped up permanently and obliterated including any necessary highway kerbing, footway or verge reinstatement.

Reason: *In the interests of highway safety.*

17. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities; and
(vi) measures to control the emission of dust and dirt during construction.

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

18. The dwellings shall not be occupied until facilities for storing refuse, including waste that can be recycled, have been provided within each plot in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

19. The accesses from the site to the public highway shall be laid out and constructed in all respects in accordance with the details shown on the approved plans and shall be laid out to provide pedestrian visibility splays on each side of the 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 metre above the level of the adjoining carriageway.

Reason: *In the interests of highway safety.*

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.

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02. All Planning applications resulting in a requirement for new street naming or numbering - either residential or commercial - must be processed by the **Street Naming and Numbering Team**. Developers should contact the team to obtain the new addressing before work starts on site. Fees are payable for this service with increased charges for retrospective addressing. It should be noted that no address within the District or Borough is legal unless authorised by Adur and Worthing Councils. It will also be expected that the street nameplates will be provided to a standard expected by the District or Borough Council.

Please contact the Street Naming and Numbering Team at Corporate Information, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone: 01903 221479/01903 221480 Email: llpg3835@adur-worthing.gov.uk or alternatively visit our website www.adur-worthing.gov.uk/naming-and-numbering where you can find further information and an on-line application form.

For the street nameplate specification (and copy of Borough Council crest) please contact the Engineering Team, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing, BN11 1HS. Telephone 01903 221479 Email: Techserv@adur-worthing.gov.uk

03. The applicant is advised to contact the Community Highways Officer (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.