ADUR DISTRICT COUNCIL

Mr Graham Browne
G B Services
33 Churchfields
West Molesey
KT8 1PU

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/1174/20

Details of Development
**AMENDMENTS TO PREVIOUSLY APPROVED AWDM/1697/19: ADDITIONAL ROOF LIGHTS TO FRONT ROOFSLOPE, 3NO. REAR DORMERS (2 WITH JULIET BALCONIES), RAISED TERRACE FOR FULL WIDTH OF PROPERTY AT GROUND FLOOR AT REAR; ALTERATIONS TO FRONT FENESTRATION**

Location of Development
**10 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 July 2020.

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
08/09/2020

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
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 |
|---|---|---|
| FLOOD RISK ASSESSMENT | | 27.07.2020 |
| LOCATION PLAN | | 27.07.2020 |
| BLOCK PLAN | | 27.07.2020 |
| EXISTING FLOOR PLANS & ELEVATIONS | Drg 5025/1A | 27.07.2020 |
| PROPOSED FLOOR PLANS & ELEVATIONS | Drg 5025/3 | 27.07.2020 |

**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. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, 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 policy 15 of the Adur Local Plan.*

04. No development shall commence until a scheme for protecting the proposed noise sensitive development from traffic noise has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the recommended indoor and outdoor ambient noise levels for dwellings specified in BS8233:2014. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise.

**Reason:** *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order 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 policy 15 of the Adur Local Plan.*

06. Prior to occupation 1 parking space shall be allocated for the use of the occupiers of the dwelling hereby permitted and this parking space shall remain as such at all times unless otherwise approved in writing by the Local Planning Authority. This space shall be installed with an active charging point for an electric vehicle. 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 dwelling. Cycle parking provision shall also be made on site for use of the occupiers of the approved dwelling.

**Reason:** *In the interests of amenity and highway safety and having regard to the National Planning Policy Framework, West Sussex 'Guidance on Parking at New Developments' and 'Parking Demand Calculator' (WSCC 2019) and policy 28 of the Adur Local Plan.*

07. The development shall be carried out in accordance with the submitted plans (ref: Proposed Floor Plans and Elevations Prepared by GB Services, 10 Brighton Road, Lancing, West Sussex BN15 8RH July 2020) and the following mitigation measure it details:

- Sleeping accommodation is to be located on the first floor.

This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

**Reason:** *To reduce the risk of flooding to the proposed development and future occupants in accordance with The National Planning Policy Framework and policy 36 of the Adur Local Plan.*

08. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the east or west side walls of the building.

**Reason:** *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

09. The screens shown on the approved plans on the east and west side of the rear terrace shall be installed prior to occupation and shall remain in place at all times unless otherwise approved in writing by the Local Planning Authority. The screens shall be 1.8 metres high measured from the finished floor level of the terrace and shall be obscurely glazed.

**Reason:** *In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.*

10. 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 Friday and between 08.00 and 13.00 hours on Saturdays. No work shall take place on the site on Sundays or on Bank or Public Holidays.

**Reason:** *In the interest of residential amenity and to accord with Policy 15 and 34 of the Adur Local Plan.*

11. 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;
    (vi) measures to control the emission of dust and dirt during construction; and
    (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

**Reason:** *In the interests of highway safety and amenity having regard to policies 15, 28 and 34 of the Adur Local Plan.*

12. Prior to the commencement of the development, details of PV panels to be installed on rear flat roof shall be submitted to and approved by the Local Planning Authority. Work shall be carried out in accordance with such details and the PV shall remain in place and be maintained at all times.

**Reason:** *In the interests of sustainable development and to accord with Policies 15, 18 and 19 of the Adur 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 Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk

03. All Planning Applications for both domestic and non-domestic premises that have been granted approval for new development or conversions will require a new, or amended property address for the proposed development. Developers will be required to submit a Street Naming and Numbering Application to the Street Naming and Numbering Department upon commencement of works to enable the new development to be officially addressed in compliance with the British Standard of Addressing; known as BS7666. Developers are invited to complete their Street Naming and Numbering Application via the following link to the councils' website: www.adur-worthing.gov.uk/naming-and-numbering Information and guidance regarding the Fees for the service provided are also available at this location. Alternatively, please do not hesitate to contact the Street Naming and Numbering Department via the following methods should you have any queries; Street Naming and Numbering, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone Number: 01903 221479. Email: llpg@adur-worthing.gov.uk

**Ref: AWDM/1174/20**

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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 the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

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. 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.

7. 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 on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).