Adur District Council

Planning, Regeneration and Wellbeing

ADUR & WORTHING PLANNING SERVICES
PLAN AWDM/ 0467/14
DATE VALID 15 APR 2014

Mr Kean Elliiott
Michael Cook Associates
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

PLANNING PERMISSION

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

APPLICATION NUMBER: ADC/0061/11

Details of Development
Outline application (including details of access, appearance, layout and scale) for demolition of public house and redevelopment with 10 new dwellings (comprising 4 two-bedroom houses, 2 three-bedroom houses, 1 three-bedroom bungalow and 3 four-bedroom houses) with associated access roadway and parking for 18 cars and 20 cycles

Location of Development
THE BALL TREE 1 BUSTICLE LANE 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 February 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
18/05/2011

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

before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees or parts thereof which are shown on the approved plan as being retained which are removed without consent or die or are severely damaged or become seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with saved Policies AB25-27 of the Adur District Local Plan.*

09. 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 roofs of the proposed buildings 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 visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

10. The glazing in the north and south side elevations of the bungalow on plot 8 and the houses on plots 9 and 10 shall at all times be of obscured glass.

Reason: *To prevent overlooking and to comply with AH7 of the Adur District Local Plan.*

11. 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 north or south side walls of the bungalow on plot 8 or the houses on plots 9 and 10 without the prior permission of the Local Planning Authority.

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

12. The development hereby permitted shall not be commenced until a scheme for protecting the proposed dwellings on plots 1-6 (inclusive) from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted dwellings are occupied.

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

13. No buildings on the site shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided 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 policy DEV1 of the West Sussex Structure Plan and G12 of the West Sussex Waste Local Plan Deposit Draft.*