Adur District Council

Development Management

Mrs Harriet Richardson
Batcheller Monkhouse
1 London Road
Tunbridge Wells
Kent
TN1 1DH

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1690/15

Details of Development
CONSTRUCTION OF 4 BEDROOM DETACHED CHALET STYLE DWELLING IN PLACE OF PREVIOUSLY DEMOLISHED DWELLING (OUTLINE APPLICATION INCLUDING DETAILS OF ACCESS, LAYOUT AND SCALE WITH ALL OTHER MATTERS RESERVED).

Location of Development
2 SWALLOWS CLOSE LANCING WEST SUSSEX BN15 8LS

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 24th November 2015.

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
18/01/2016

Adur District Council
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SCHEDULE

Conditions

01. Details of appearance and landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years from the date of this permission.

The development hereby permitted shall not begin later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 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 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.*

03. The development hereby permitted shall have its finished floor level 600mm above the existing ground level and shall have a maximum ridge height of 8.1m.

Reason: *To reduce the risk of flooding to the proposed development and future occupants and for the avoidance of doubt having regard to the relevant paragraphs of the National Planning Policy Framework relating to flood risk and design*

04. The development hereby permitted shall not be commenced until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building 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 saved policy AP4 of the Adur District Local Plan.*

05. The dwelling hereby permitted shall not be occupied until provision for the parking of vehicles and cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for the parking of vehicles and cycles incidental to the use of the premises concerned.

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

Cond…/

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

Location Plan, Drawing 01B (Site Plan) received 24 November 2015
East and West Elevation (in so far as it relates to scale only) received 15 January 2016
North and South Elevation (in so far as it relates to scale only) received 15 January 2016
Floor Plans (indicative only) received 15 January 2016

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

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.