Adur District Council

Development Management

Mr James Breckell
James Breckell Architects
The Adur Business Centre
Little High Street
Shoreham-By-Sea
BN43 5EG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1182/18

Details of Development
DEMOLITION OF EXISTING DETACHED BUNGALOW AND REPLACEMENT WITH SEMI-DETACHED PAIR OF 1NO. BEDROOM CHALET STYLE COTTAGES WITH 1NO. ROOM WITHIN THE ROOFSPACE. ASSOCIATED LANDSCAPING, NEW WIDER VEHICULAR ACCESS AND FORMATION OF ONE PARKING SPACE FOR EACH HOUSE.

Location of Development
75 MANOR ROAD LANCING WEST SUSSEX BN15 0HG

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 7th August 2018.

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
26/09/2018

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
DESIGN DETAILS - PROPOSED SITE PLAN	Drg: JB 401/planning05C	03.09.2018
DESIGN DETAILS - FRONT ELEVATION	DRG: JB 401/planning 20	03.09.2018
EXTG/PROPOSED LOCATION PLAN	Drg: JB 401/planning 01B	07.08.2018
EXTG/PROPOSED BLOCK PLAN	Drg: JB 401/planning 02B	07.08.2018
EXTG SITE PLAN	Drg No r1801	07.08.2018
EXTG ELEVATIONS/GROUND & FIRST FLOOR	Drg: JB 401/planning 04B	07.08.2018
PROPOSED SITE PLAN	Drg: JB 401/planning 05B	07.08.2018
PROP GROUND & FIRST FLOOR PLANS	Drg: JB 401/planning 06B	07.08.2018
SECTION & PROP FRONT (N) & EAST ELEVATION	Drg: JB 401/planning 07B	07.08.2018
SECTION & PROP REAR (S) & WEST ELEVATION	Drg: JB 401/planning 08B	07.08.2018
PROP LONGITUDINAL NORTH-SOUTH SECTION	Drg: JB 401/planning 09B	07.08.2018
PROP/EXTG CONTEXT ELEVATIONS	Drg: JB 401/planning 10B	07.08.2018
DESIGN DETAILS - ROOFS & DORMERS	Drg: JB 401/planning 21	04.09.2018

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. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard policies 15 and 34 of the Adur Local Plan.*

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04. 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.*

05. 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), 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 the nature of the site and policy 15 of the Adur Local Plan.*

06. Prior to occupation of the dwellings hereby permitted secure, covered cycle parking shall be provided subject to the submission and approval of details by the Local Planning Authority and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and having regard to policies 15 and 28 of the Adur Local Plan.*

07. 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 (other than as hereby approved) shall be formed in the east or west side wall of the building.

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

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08. The dwellings shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with details showing the width of the dropped kerb 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 and having regard to the National Planning Policy Framework and policies 15 and 28 of the Adur Local Plan.*

09. No development shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

10. No development shall take place until details of all boundary walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such walls and/or fences have been erected and they shall thereafter be retained permanently.

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

11. The accesses hereby permitted shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: *In the interests of highway safety.*

12. The development hereby permitted shall be carried out in accordance with the approved drawings including design and materials detailing shown on:-

Drawing no.JB401/planning 20 Received 3rd September 2018
Drawing no.JB401/planning 21 Received 4th September 2018 and;
Drawing no.JB401/planning05C Received 3rd September 2018.

The detailing includes half round ridge tiles to the front and side elevations, timber framed sash windows, plain clay tiles, bonnet hip tiles, use of lead to dormers and porch canopy. This also includes details of the raised planters and planting which shall be maintained at all times.

Reason: *In the interests of visual amenity and to preserve and enhance the Conservation Area and accord with Policies 15 and 17 of the Adur Local Plan.*

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13. Prior to commencement of works details of the proposed front doors shall be submitted to and approved in writing by the Local Planning Authority. Work shall be carried out in accordance with such details and shall remain unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to accord with Polices 15 and 17 of the Adur Local Plan.*

14. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting 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.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

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.

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, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

03. The application states surface water from roofs will be disposed of via soakaways, whilst the car parking areas will drain via a shingle filled geogrid system. The applicant therefore needs to assess if the use of soakaways and direct infiltration is viable on this site. The proposed location for the soakaway will need to be more than 5m from existing or new structures, and there will need to be a soakage test undertaken at that location and in the vicinity of the car parking area to ascertain if a soakaways will adequately empty, and natural soakage will occur. There appears from the drawings to be sufficient area to adequately site soakaways.

04. The applicant should be aware that all street furniture, including telephone poles must be relocated to at least 1.5m away from the top of the ramped kerb of the crossover to avoid obstructing the visibility splay. It is the applicants' responsibility to liaise with the appropriate utility company to arrange the relocation of the telephone pole and to cover the cost of the works.

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

06. The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms. Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

07. The developer is advised to contact the Environmental Health section of Adur & Worthing Councils for a Demolition Notice prior to any demolition work.

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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 you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State online at https://acp.planninginspectorate.gov.uk or at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000).

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.

7. 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.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. 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 in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

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However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).