ADUR DISTRICT COUNCIL

Mr Ivan Salter
A J Salter & Son
50 Windsor Road
Worthing
West Sussex
BN11 2LY

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1532/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS: CONDITION 5 (LANDSCAPING DETAILS); 8 (VEHICULAR ACCESS); 9 (CYCLE STORE); 10 (ELECTRIC VEHICLE DETAILS) AND CONDITION 12 (BATHROOM WINDOW DETAILS) OF APPROVED APPLICATION AWDM/2030/20.

Location of Development
59 HALEWICK LANE SOMPTING WEST SUSSEX BN15 0ND

The Authority has considered your application, and I can confirm the following condition(s) have been **PARTIALLY APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

GPeck

Gary Peck
Planning Services Manager
24/11/2023

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

Partially Approved Date - 24/11/2023

5 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.*

Partially Approved Date - 24/11/2023

8 No part of the development shall be first occupied until such time as the vehicular access serving the development and car parking has been constructed in accordance with the details shown on the drawing titled Proposed Floor Plans and numbered 5020:1A.

Reason: *In the interests of road safety and to provide car parking space for the use in accordance with policy 15 of the Adur Local Plan.*

Partially Approved Date - 24/11/2023

9 No part of the development shall be first occupied until the covered and secure cycle parking spaces shown on the approved plan have been constructed in the rear gardens. These shall be retained for cycle parking purposes thereafter.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

Partially Approved Date - 24/11/2023

10 No part of the development shall be first occupied until the electric vehicle charging spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: *To provide sustainable travel options in accordance with current sustainable transport policies having regard to policy 18 of the Adur Local Plan and WSCC Guidance on Parking at New Developments (Sept 2020).*

Partially Approved Date - 24/11/2023

12 The side bathroom windows shall be installed with obscure glazing and shall be non-opening below 1.7 metres and shall be retained as such in perpetuity.

Reason: *To protect neighbour privacy in accordance with policy 15 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. This partial approval relates only to No. 59 and details are required to be submitted in respect of No. 59A before the conditions can be fully approved and discharged.

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
LOCATION PLANS	5020: 201	07.11.2023
CONDITION DISCHARGE DETAILS		07.11.2023
PHOTO OF BIKE SHED		24.11.2023
EMAIL CONFIRMING POWER OUTPUT FOR EV CHARGER		24.11.2023

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

Ref: AWDM/1532/23