Adur District Council

Planning, Regeneration and Wellbeing

Mr Mark Stevenson
36 Boundstone Lane
Lancing
West Sussex
BN15 9QW

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0075/12

Details of Development
FORMATION OF A VEHICULAR ACCESS AND HARDSTANDING TOGETHER WITH NEW TIMBER BOUNDARY FENCE

Location of Development
36 BOUNDSTONE LANE LANCING WEST SUSSEX BN15 9QW

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 5th March 2012.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
24/04/2012

PTO

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

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or from highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Conditions

01. 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.*

02. Within 2 months of the date of this permission the fences hereby approved shall be lowered as per the approved drawings submitted 20.04.12 unless otherwise agreed in writing by the Local Planning Authority.

    Reason: *In the interests of highways safety.*

03. Prior to use of the dropped kerb and hardstanding the access shall be laid out to provide pedestrian visibility splays on each side of its junction with the existing public highway. These splays shall be 2m x 2m on each side of the access based on the existing highway boundary, and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metre above the level of the adjoining carriageway.

    Reason: *In the interests of highway safety.*

04. The hard surface(s) hereby approved/shown on the approved drawing(s) shall be constructed in a bound material and thereafter retained using only permeable material(s) and/or a permeable construction or alternatively provision shall be made and thereafter retained to direct surface run-off from the hard surface(s) to a permeable or porous area or surface within the curtilage of the site.

    Reason: *To reduce the risk of localised flooding and in the interests of sustainability having regard to the National Planning Policy Framework.*

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05. This permission relates to the following approved plans:-

Drawing No:1:1250 Site Location Plan. Date Received: 05.03.12.
Drawing No: 1:100 Block Plan. Date Received: 20.04.12
Drawing No: Fence Elevation Plan. Date received: 20.04.12

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

Informatives / Notes to Applicant

01. No use of the vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. Specification to be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham Common, Clapham, Worthing, West Sussex BN13 3UR. There shall be no drainage of surface water from the property onto the highway.