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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0163/10**

Mr Hugh Dennis
Urban View
Studio 1
48 Osmond Road
Hove
East Sussex
BN3 1TD

Details of Development
FOUR-BEDROOM DETACHED DWELLING HOUSE (WITH ROOF TERRACE, REAR BALCONY AND 2 NO.COVERED PARKING SPACES AT FRONT) ON SOUTH PART OF GARDEN OF 'OVERSTRAND'

Location of Development
OVERSTRAND SHOPSDAM ROAD LANCING WEST SUSSEX BN15 8ES

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 13th May 2010.

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

05/07/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties, without detraction from highway safety and without unacceptable risk of flooding. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2, AH5) and The South East Plan (SCT1, SCT5, H1-2, H5, T4, NRM4, BE1-2).

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. No development shall take place until details of 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.

    Reason: *In the interests of amenity and to comply with policy AH2 of the Adur District Local Plan.*

03. The buildings shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with construction details 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 premises concerned.

    Reason: *To ensure adequate provision for parking clear of the highway.*

04. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for temporary parking and loading/unloading of all Contractors vehicles, and for Contractors buildings, plant, and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site.

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

PTO

05. No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning Authority and such facility shall be retained in working order and operated at all times during the construction period to ensure that vehicles do not leave the site carrying earth, mud or other material on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

Reason: *In the interest of highway safety.*

06. 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 policy AB26-27 of the Adur District Local Plan.*

07. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan.*

08. No development shall be carried out until all buildings and structures existing on the application site as outlined in red on the application plan have been demolished, the debris removed from the site and the site cleared.

Reason: *In the interests of amenity and to comply with policy AH2 of the Adur District Local Plan.*

09. Prior to the commencement of development, details of the floor level of the proposed building and any alterations to the ground levels of the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with such details as approved.

Reason: *In the interests of amenity and the environment and to comply with policy AH2 of the Adur District Local Plan.*

10. 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), the proposed dwelling shall not be extended or any incidental building (exceeding 10 cubic metres in volume) erected within its curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

    Reason: *In the interests of amenity and the environment and to comply with policy AH2 of the Adur District Local Plan.*

11. 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 G12 of the West Sussex Waste Local Plan Deposit Draft.*

12. The development hereby permitted shall not be commenced until details of the proposed 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. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

    Reason: *To ensure adequate drainage and to comply with policy AP4 of the Adur District Local Plan.*

13. No development shall be commenced until the developer has carried out an investigation to assess the degree of ground contamination on the site and its pollution potential. The method and extent of investigation shall be agreed beforehand with the Local Planning Authority. Where contamination is identified appropriate remedial measures (including monitoring provisions) shall be undertaken prior to commencement of development in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: *To safeguard against public health and safety risk.*

14. Details of the siting, scale and appearance of the solar panels and solar panel frames shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and they shall be installed in accordance with such details as approved.

    Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan.*

PTO

15. The glazing in the northern side elevation of the dwelling hereby permitted shall at all times be fitted with obscured glass and be permanently non-openable.

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

16. Prior to occupation of the proposed dwelling, privacy screens shall be provided on the side of the proposed balcony in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such screens shall be retained permanently and, in the event that they are damaged or removed, they shall be replaced with matching screens within a period of not more than 2 months unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of residential amenity and to accord with policy AH2 of the Adur District Local Plan.*

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

Drawing no. 1117-P-304 – received 13th May 2010
Drawing no. 1117-P-303 – received 13th May 2010.
Drawing no. 1117-P-302 – received 13th May 2010.

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

18. The development hereby permitted shall not be implemented in conjunction with permission ADC/0024/08 for redevelopment of Overstrand (including the present site) with 3 dwellinghouses.

Reason: *To avoid over development of the site and to comply with policy AH2 of the Adur District Local Plan.*