Adur District Council

Development Management

Richard Beecham
Beecham Moore Partnership
50 Beaconsfield Villas
Brighton
East Sussex
BN1 6HD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0980/15

Details of Development
DEMOLITION OF EXISTING DETACHED HOUSE AND GARAGE AND ERECTION OF 2 NO. 4 BEDROOM 3 STOREY HOUSES

Location of Development
152 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LL

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 2nd September 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
22/01/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

SCHEDULE

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. The development hereby permitted shall be carried out in accordance with the following approved plans unless indicated otherwise by any other condition imposed on this permission re:-

Un-numbered location plan Validated 2.9.15
Drawing No: 2365/02-C - Proposed elevation ; floorplan ; street view; and block plans Received 2.12.15
Drawing No: 15031-02-E-GA - Existing outline street view Validated 2.9.15
Drawing No: 15031-02-T-E - Existing topographical survey Validated 2.9.15
Flood Risk Assessment D1003/Flood Risk Assessment/1/1 RGP Design Ltd July 2015 Validated 2.9.15

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

03. No dwelling shall be occupied until and unless the details of the boundary treatments walls and/or fences have been submitted and agreed in writing by the Local Planning Authority and implemented accordingly . The said agreed scheme shall thereafter be retained permanently.

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

04. No construction work above slab level shall commence unless and until samples/schedule of the materials and finishes/colours to be used for the external walls (including windows and doors), balcony and roofs of the proposed buildings and exposed west elevation of adjacent garage .have been submitted to and agreed in writing by the Local Planning Authority . The development shall be completed in accordance with the agreed materials/colours and finishes.

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

05. No development above slab level shall commence unless and until details of the height, design and materials of privacy screens on either side of the balconies have been submitted to and approved in writing by the Local planning Authority. The privacy screens shall be erected in accordance with the approved details prior to first occupation of any dwelling and shall thereafter be retained at all times.

Reason: *To safeguard the privacy of neighbouring residential occupiers and to comply with saved policy AH2 of the Adur District Local Plan.*

Cont…/

06. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

- Habitable Levels to be set at 300mm above the 1 in 200 CC (5.4mAOD) level and sleeping accommodation 600mm above this level.
- Identification and provision of safe route(s) into and out of the site to an appropriate safe haven (as detailed on page 9 (6.1.3) of the FRA).
- Other mitigation measures detailed in the FRA.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority, and shall be retained thereafter.

Reason: *To reduce the risk of flooding to the proposed development and future occupants in accordance with The National Planning Policy Framework .*

07. 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 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 saved policy AH2 of the Adur District Local Plan.*

08. The glazing in the east and west side elevations of the dwellings hereby permitted shall at all times be of obscured glass.

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

09. No dwelling shall be occupied unless and until an acoustic assessment has been submitted to and agreed by the Local Planning Authority in respect of the exact noise exposure of the dwellings to traffic noise and an allied scheme prepared to protect the habitable rooms from excess noise in relation to British Standard BS 8233: 2014: Guidance. The approved assessment and mitigation scheme shall be implemented prior to first occupation of any dwelling and retained thereafter. .

Reason: *To protect future residents form excessive traffic noise from Brighton Rd in accordance with the National Planning Policy Framework .*

10. No development above slab level shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include details of the proposed surfacing materials of all hard-standings, parking areas, footpaths and private terraces. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development 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. The approved details of hard landscaping shall be completed prior to occupation of the building(s).

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

11. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturday. No work shall place on Sundays or on Bank or Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

12. 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 of the development in accordance with the National Planning Policy Framework .*

13. No development shall commence unless and until a construction/demolition management plan (including storage of construction materials /equipment/ parking/disposal of waste and surplus materials and dust suppression scheme) has been submitted to and agreed by the Local Planning Authority. The construction /demolition shall not be carried out other than in full accordance with any such approval.

Reason: *In the interests of highway safety and to minimise harm to residential amenity and to control potential pollution events that may detrimentally impact on the ecological interest of the adjacent lagoon as an SNCI.*

14. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

Reason: *The site is close to land identified as potentially contaminated and precautionary measures are required to prevent harm to human health in accordance with the National Planning Policy Framework.*

Cont…/

15. The dwellings shall not be occupied until the cycle storage, car parking spaces, domestic waste/recycling storage and access facilities shown on the submitted plans have been provided in accordance with the details shown on the approved plan. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles and storage of cycles and domestic waste/recycling incidental to the use of the proposed dwellings.

    Reason: *In the interests of amenity, waste reduction and highway safety and to make provision for other means of transport than the private car.*

16. No removal of any tree, shrub, hedgerow or other potential bird nesting sites shall be carried out on site between March to August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority. Where vegetation must be cleared during the bird breeding season a check for nesting birds by a suitably qualified ecologist will be required. Any vegetation containing occupied nests will be retained until the young have fledged. The location details of the compensatory nesting provision to be supplied to the Local Planning Authority for approval prior to their erection..

    Reason: *The site is overgrown and close to an SNCI and measure s to protect bird wildlife is justified in accordance with the National Planning Policy Framework paragraphs 109 & 118).*

Informatives / Notes to Applicant

01. Environment Agency ; Advice to Applicant

    Flood Proofing

    We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

    Consultation with your building control department is recommending when determining if flood proofing measures are effective.
    Additional guidance can be found in our Flood line Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.environment-agency.gov.uk click on 'flood' in subjects to find out about, and then 'floodline'.
    Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com for a copy or alternatively go to: http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf as well as the communities and local Government publication `Improving the flood performance of new buildings' which can be viewed at: http://www.communities.gov.uk/publications/planningandbuilding/improvingflood.

02. 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.

03. Highway Authority advises 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.

04. Southern Water advses ;A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

05. County Ecologist The applicant is advised that in the unlikely event that protected bat species are discovered during demolition activities, work must stop and a consultant ecologist and Natural England informed. A licence may be required from Natural England before works can re-commence, Natural England will advise.

06. The Environmental Health Officer advises any permission advising the applicant that they will need a demolition notice under the Building Act 1984 before commencing with the development..