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/1915/21

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS: CONDITION 3 (MATERIALS); CONDITION 4 (SURFACE WATER DRAINAGE DETAILS) AND CONDITION 6 (CONSTRUCTION MANAGEMENT PLAN DETAILS) OF APPROVED APPLICATION AWDM/2030/20

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

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

GPeck

Gary Peck
Planning Services Manager
19/11/2021

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

Approved Date - 19/11/2021

3 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 and the development shall be completed in accordance with the approved schedule.

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

Approved Date - 19/11/2021

4 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: *In the interest of sustainable drainage having regard to policies 15 and 36 of the Adur Local Plan and the National Planning policy Framework.*

Approved Date - 19/11/2021

6 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:- the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's, the method of access and routing of vehicles during construction, the parking of vehicles by site operatives and visitors, the loading and unloading of plant, materials and waste, the storage of plant and materials used in construction of the development, the erection and maintenance of security hoarding, a commitment to no burning on site, the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), details of public engagement both prior to and during construction works and methods to control dust from the site.

Reason: *As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction, having regard to policies 15, 28 and 34 of the Adur Local Plan.*

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 GRAPHIC		21.10.2021
BRICK PHOTO SAMPLE		21.10.2021
ROOF TILE PHOTO SAMPLE		21.10.2021
GROUND WATER MONITORING		21.10.2021
INFILTRATION TESTING	Test 1, 2 & 3	21.10.2021
CONSTRUCTION MANAGMENT PLAN		21.10.2021
CONSTRUCTION DETAILS - SURFACE WATER DRAINAGE	Plan 1	10.11.2021
CONSTRUCTION DETAILS - SURFACE WATER DRAINAGE	Plan 2	10.11.2021
Jack Steele's email dated 10/11/21		10.11.2021

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

Ref: AWDM/1915/21