ADUR DISTRICT COUNCIL

Mr Matthew Naish
Deadspace Designs
19 Valencia Road
Worthing
BN11 4QD
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0667/24

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS 7 SURFACE WATER: 8 CONSTRUCTION MANAGEMENT PLAN: 11 SOFT AND HARD LANDSCAPING: 12 SUSTAINABILITY, OF APPLICATION AWDM/0053/24.

Location of Development

57 THE LAWNS SOMPTING WEST SUSSEX BN15 0DT

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.

G Peck

Gary Peck
Planning Services Manager
24/06/2024

SCHEDULE

Approved Date - 24/06/2024

7 The development hereby permitted shall not be commenced until details for the disposal of surface water 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 the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

Approved Date - 24/06/2024

8 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. The development shall be carried out in accordance with the approved Plan and shall be adhered to throughout the construction period. The Plan shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction; and
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

Approved Date - 24/06/2024

11 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.*

Approved Date - 24/06/2024

12 Notwithstanding the information within the Sustainable Construction and Energy Efficiency Statement submitted with AWDM/1108/23, the dwelling hereby approved shall not be occupied until final details of the sustainability and energy efficiency measures to be incorporated within the development have been

submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the approved measures have been provided.

Reason: *In the interests of sustainability and energy efficiency having regard to policies 18 and 19 of the Adur Local Plan, Sustainable Energy SPD (August 2019) and the NPPF.*

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
SUPPORTING STATEMENT/NOTES	19/06/2024	19.06.2024
PROPOSED POSITION OF AIR SOURCE HEAT PUMP	DS/LAWNS12	19.06.2024
aroTHERM plus	Technical Information	19.06.2024
r290 LEAFLET		19.06.2024
CONSTRUCTION MANAGEMENT PLAN		24.05.2024
PROPOSED DRAINAGE TO NEW SOAKAWAY	DS/LAWNS/07	24.05.2024
PROPOSED HEDGE PROTECTION	DS/LAWNS/10	24.05.2024
PROPOSED LANDSCAPING	DS/LAWNS/11	24.05.2024
CMP SITE PLAN	DS/LAWNS/08	24.05.2024

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

Ref: AWDM/0667/24