Adur District Council

Planning, Regeneration and Wellbeing

GTS Design
Ashley House
The Street
Boxgrove
Chichester
West Sussex P018 OEE

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1094/11

Details of Development
Application for renewal of unimplemented outline permission ADC/0036/09 for redevelopment with 6 one-bedroom dwellings with 3 parking spaces (accessed from east side of Wembley Gardens)

Location of Development
Kingdom Hall Wembley Gardens Lancing West Sussex

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 21st December 2011.

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
31/01/2012

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 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 and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2, AH5).

Conditions

01. Details of appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

    Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years from the date of this permission.

    The development hereby permitted shall not begin later than two years from the date of approval of the last of the reserved matters to be approved.

    Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

02. The outline permission hereby granted relates to the site outlined in red on the submitted Location Plan [Drawing no 568-01D received on 29 January 2009] and does not grant approval for the details of appearance, landscaping, layout and scale [shown on the same drawing] submitted as supplementary information in support of but not forming part of this outline application.

    Reason: *For the avoidance of doubt and to enable the Local Planning Authority to retain control over the detailed design.*

03. The building hereby permitted shall not be occupied until provision for access and parking of vehicles and cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for access and parking of vehicles and cycles incidental to the use of the proposed development.

    Reason: *In the interests of highway safety highway and having regard to PPG13.*

PTO

04. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed buildings 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 saved policy AH2 of the Adur District Local Plan.*

05. No development shall be carried out until all buildings and structures existing on the application site at the date of this permission (except boundary walls or fences) 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.*

06. 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 dwellings 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.*

Informatives / Notes to Applicant

01. Precautionary land contamination

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.