Adur District Council

Development Management

Mr Max Tanner
M J J Tanner Ltd
30 Woodlands Park
Main Road
Yapton
BN18 0EZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1858/15

Details of Development
CHANGE OF USE OF EXISTING OFFICES AND SHOWROOM (FORMERLY LANCING DOUBLE GLAZING) TO 1NO. THREE-BEDROOM HOUSE ON THE WEST SIDE AND 1NO. STUDIO FLAT ON THE EAST SIDE TOGETHER WITH THE REMOVAL OF THE REAR (SOUTH) SINGLE STOREY EXTENSION AND EXTERNAL STAIRCASE.

Location of Development
1 - 3 SOMPTING ROAD LANCING WEST SUSSEX BN15 9HW

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 5th January 2016.

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
26/04/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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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:-

Drawing No: 998 - 1 A	Title: Block & Location Plans	Date received: 11.04.2016
Drawing No: 998 - 2 B	Title: SITE PLAN	Date received: 11.04.2016
Drawing No: 998 - 3 A	Title: Grd Floor as Existing	Date received: 11.04.2016
Drawing No: 998 - 5 B	Title: Proposed Grd Floor Plan	Date received: 11.04.2016
Drawing No: 998 - 4 A	Title: 1st Floor Plan as Existing	Date received: 04.11.2016
Drawing No: 998 - 6 B	Title: Proposed 1st Floor Plan	Date received: 11.04.2016
Drawing No: 998 - 7 A	Title: Existing Elevations	Date received: 11.04.2016
Drawing No: 998 - 8 B	Title: Proposed Elevations	Date received: 11.04.2016
Drawing No: 998 – 9	Title: AMENITY/GARDEN SPACE	Date received: 11.04.2016

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

03. The external materials and finishes for the making good of the development hereby permitted shall, prior to commencement of use of the residential use hereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

04. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-
- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the NPPF.*

05. The development hereby permitted shall not be commenced until a scheme for protecting the proposed dwellings from railway noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate good acoustic design and shall comply with the internal noise level guidelines set out in BS8233:2014. All works which form part of the agreed scheme shall be completed before the permitted dwellings are occupied.

Reason: *In the interest of amenity and to comply with the NPPF.*

06. The secure, covered cycle parking shall be provided in accordance with the approved plans and prior to the first occupation of the development hereby approved and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the NPPF.*

07. The dwellings shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided. 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 proposed dwellings.

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

08. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 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 over 5 cubic metres in volume erected within its curtilage.

Reason: *In the interests of amenity and the environment having regard to saved policy AH2 of the Adur District Local Plan.*

09. 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.*

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected, including details of the railings shown on the approved plans. The boundary treatment shall be completed in accordance with the approved details before the use hereby permitted is first occupied. Thereafter the approved boundary treatment shall be retained permanently.

Reason: *In the interests of visual amenity having regard to saved policy H16 of the Worthing Local Plan and policy 16 of the Worthing Core Strategy.*

Informatives / Notes to Applicant

01. 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.

02. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

03. The owners of commercial buildings have a duty to have the current asbestos register/records for the property. The relevant asbestos survey should be submitted to the Council's Environmental Health Contaminated Land Officer prior to the commencement of any internal changes to the building.