Adur District Council

Development Management

Mr Andy Parsons
Yelo Architects Ltd
Olivier House
18 Marine Parade
Brighton
BN2 1TL

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1272/15

Details of Development
2 NO. DETACHED TWO STOREY DWELLINGS WITH NEW VEHICULAR ACCESS FORMED FROM NORBURY DRIVE

Location of Development
LAND SOUTH OF 14 RING ROAD NORBURY DRIVE 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 26th August 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
24/03/2016

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. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) of the proposed buildings, and details of the proposed green roofs, have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

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

03. Notwithstanding the submitted plans, no development shall be carried out unless and until details of the design and position of the proposed louvres have been submitted to and approved in writing by the Local Planning Authority and the louvres shall be installed in accordance with the approved details prior to first occupation of the houses and they shall thereafter be retained.

Reason: *In the interests of protecting the residential amenities of neighbouring occupiers and to comply with saved policy AH2 of the Adur District Local Plan.*

04. The window in the west side elevation of the proposed west house hereby permitted shall at all times be glazed with obscured glass, in accordance with the approved plans.

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

05. Prior to commencement of development details of the privacy screens at the sides of the proposed roof terraces shall be submitted to and approved in writing by the Local Planning Authority. The screens shall be erected in accordance with the approved details prior to commencement of use of the roof terraces and shall thereafter be retained.

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

06. No part of the development shall be first occupied until such time as the vehicular access and access road to serve the proposed dwellings has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interest of highway safety and the amenities of the neighbouring occupiers having regard to saved policy AH2 of the Adur District Local Plan.*

07. There shall be no lighting along the access road or of the proposed parking areas to serve the development without the prior approval of the Local Planning Authority.

Reason: *To protect the amenities of neighbouring occupiers having regard to saved policy AH2 of the Adur District Local Plan.*

08. The development hereby permitted shall not be occupied until 27 Norbury Drive has been protected from road traffic noise specifically by replacing existing windows of habitable rooms facing the access road with acoustic double glazing in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

09. No development shall commence until details of the method of construction and design of the proposed wall on the southern boundary has been submitted to and approved in writing by the Local Planning Authority. The proposed wall shall then be constructed and completed in accordance with the approved details before any other ground works are commenced on site.

Reason: *To protect the amenities of neighbouring residents having regard to saved policy AH2 of the Adur District Local Plan.*

10. No development shall take place until details of proposed boundary walls and/or fences (other than that proposed for the southern boundary of the site) have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such walls and/or fences have been erected and they shall thereafter be retained permanently.

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

11. The dwellings shall not be occupied until the garages, parking spaces, turning space and access facilities (including the vehicular access and replacement garage for 27 Norbury Drive) shown on the submitted plans have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access, parking and turning of vehicles incidental to the use of the proposed dwellings.

Reason: *In the interests of amenity and highway safety.*

12. 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,
- 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,
- 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),
- measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security,
- details of public engagement both prior to and during construction works,
- details/means to make good any damage caused to publically maintained highway by the construction process

Reason: *In the interests of highway safety and amenity.*

13. No construction work shall take place on site other than between the hours of 8am and 6pm Monday to Friday and 8.30am and 1pm on Saturdays. There shall be no working on Sundays and Public Holidays.

Reason: *In the interests of amenity.*

14. No development shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

Reason: *To reduce the risk of surface water flooding, to prevent pollution of controlled waters and to ensure that the proposed development is adequately drained.*

15. The proposed gates on the access road hereby approved must be inward opening and be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of highway safety.*

16. No development 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 indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. 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 policies AB25-27 of the Adur District Local Plan.*

17. The garage buildings hereby approved shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: *To ensure adequate off-street provision of parking in the interests of amenity and highway safety.*

18. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

19. 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 dwellings shall not be extended or altered by means of any development as set out within Classes A, B, C, D and E of Part 1 of the Schedule to that Order.

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

20. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No A01 Rev C, A02 Rev D received 27 January 2016
Drawing No A03 Rev A, A04 Rev A, A05 Rev A, A06 Rev A, A07 Rev B received 12 October 2015
Drawing No D01 Rev E received 27 January 2016
Drawing No D02 Rev E, D03 Rev D, D04 Rev E, D05 Rev E, D06 Rev G, D07 Rev G, D08 Rev E, D09 Rev D, DO10 Rev A, DO11 Rev A, DO12 Rev D, DO13 Rev D, DO14 received 5 January 2016

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

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 applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

04. The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.