Adur District Council

Planning, Regeneration and Wellbeing

Mr Bernie Woods
37 Crabtree Lane
Lancing
West Sussex
BN15 9PL

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0527/13

Details of Development
VEHICULAR ACCESS AND HARDSTANDING 4.5M WIDE TO PARK 2 NO. CARS OFF-STREET.

Location of Development
37 CRABTREE LANE LANCING WEST SUSSEX BN15 9PL

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 13th May 2013.

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
01/07/2013

ADUR DISTRICT COUNCIL
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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 Title: 1:200 access plan - version 2 Date received:12/6/13
    Drawing Title: 1:1250 Site Location Plan Date received: 13/5/13

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

03. The access to the dwelling shall not exceed 4.5 metres in width and shall be laid out prior to first use to provide visibility splays of 2 metres by 2 metres on each side of the access, based on the existing highway boundary. Thereafter the splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

    Reason: *In the interests of highway safety.*

04. Surface water run off from the hardstanding hereby approved shall drain to the side garden within the site as indicated on approved drawing 1:200 access plan version 2 received 12.6.13.

    Reason prevent water draining onto the carriageway in the interests of highway safety.

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.

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02. 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.

03. The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works.