Adur District Council

Planning, Regeneration and Wellbeing

Miss Sophia Watson
95 Eastern Avenue
Shoreham-By-Sea
West Sussex
BN43 6PE

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/0544/12

Details of Development
**ENLARGED VEHICULAR ACCESS**

Location of Development
**95 EASTERN AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 6PE**

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 27th April 2012.

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
31/05/2012

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 would not detract from the existing local urban environment and 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, AH7).

## 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. Prior to use of the dropped kerb and hardstanding the access shall be laid out to provide pedestrian visibility splays on each side of its junction with the existing public highway. These splays shall be 2m x 2 m on each side of the access based on the existing highway boundary, and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metre above the level of the adjoining carriageway.

**Reason**: - *in the interest of highway safety*

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

Drawing No: GN 22/04/12 Revised 28/05/12 Date Received: 28 May 2012

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

## Informatives / Notes to Applicant

01. No use of the vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. Specification to be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham common, Clapham, Worthing, West Sussex BN13 3UR. There shall be no drainage of surface water from the property onto the highway.