Adur District Council

Planning, Regeneration and Wellbeing

Mrs Caroline Kearney
7 Malthouse Close
Sompting
Lancing
West Sussex
BN15 0EF

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/0080/13

Details of Development
**CHANGE OF USE OF AMENITY LAND TO RESIDENTIAL GARDEN AND ENCLOSURE WITH NEW 2 METRE HIGH WALL**

Location of Development
**7 MALTHOUSE CLOSE SOMPTING LANCING WEST SUSSEX BN15 0EF**

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 February 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
18/03/2013

ADUR DISTRICT COUNCIL
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## SCHEDULE

**Reasons for Granting Permission**

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 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. The development hereby permitted shall be carried out in accordance with the following approved plans: -

Location Plan - received 13th February 2013
Block Plan - received 13th February 2013
Drawing no. 884-1 - received 13th February 2013

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

03. The wall detailing including the use of black Ibstock and grey coping shall be carried out in accordance with details as shown on drawing no. 884-1 - received 13th February 2013.

**Reason**: - *In the interests of visual amenity and to accord with policy AH7 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.

02. 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.