



ADUR DISTRICT COUNCIL

Mr Courtney Darby
DA Design
84 Westbourne Street
Hove
BN3 5FA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0348/26

Details of Development

APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF PREVIOUSLY APPROVED AWDM/1351/24. AMENDMENTS: INCREASE IN HEIGHT OF CENTRAL SECTION OF BUILDING BY 110MM; PROVISION OF PRIVATE ENTRANCE DIRECTLY FROM THE STREET FOR EACH MAISONETTE; ALTERED WINDOW POSITIONS AND SIZES; FORMATION OF REAR COURTYARDS AND ASSOCIATED ALTERATIONS TO GROUND FLOOR REAR OPENINGS AND LEVEL ADJUSTMENTS TO REAR GARDENS; REVISIONS TO BOUNDARY TREATMENT IN CONNECTION WITH STEPPED LEVEL CHANGES AT REAR
ORIGINAL DESCRIPTION: PROPOSED CONSTRUCTION OF 6NO. TOWNHOUSES AND 2NO. MAISONETTES (TOTAL 8NO. DWELLINGS), WITHIN FOUR STOREY BUILDING

Location of Development

LAND BETWEEN 76 AND 78A BRIGHTON ROAD 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 20th March 2026.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

Gary Peck
Head of Planning & Development
11/06/2026

SCHEDULE**Conditions**

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PROPOSED NORTH ELEVATION	0532 VA 20 REV A	29.04.2026
PROPOSED EAST ELEVATION	0532 VA 21 REV A	29.04.2026
PROPOSED SOUTH ELEVATIONS	0532 VA 22 REV A	29.04.2026
PROPOSED WEST ELEVATION	0532 VA 23 REV A	29.04.2026
PROPOSED SITE PLAN	0532 VA 01	20.03.2026
PROPOSED GROUND FLOOR PLAN	0532 VA 02 REV A	20.03.2026
PROPOSED FIRST FLOOR PLAN	0532 VA 03	20.03.2026
PROPOSED SECOND FLOOR PLAN	0532 VA 04	20.03.2026
PROPOSED THIRD FLOOR PLAN	0532 VA 05	20.03.2026
PROPOSED ROOF PLAN	0532 VA 06	20.03.2026
PROPOSED SECTION AA	0532 VA 10	20.03.2026
PROPOSED SECTION BB	0532 VA 11	20.03.2026
PROPOSED SECTION CC	0532 VA 12	20.03.2026
PROPOSED SECTION DD	0532 VA 13	20.03.2026

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

02. The development shall be completed in accordance with the schedule of external materials and finishes approved under application reference AWDM/1351/24.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

03. The boundary treatment shall be completed in accordance with the details approved under application reference AWDM/0603/24 before the buildings are occupied. Thereafter the approved boundary treatment shall be retained permanently.

Reason: *In the interests of visual amenity and having regard to policy 15 of the Adur Local Plan.*

04. All hard and soft landscape works shall be carried out in accordance with the details approved under application reference AWDM/0603/24. 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 policies 15 and 30 of the Adur Local Plan.*

05. The foul sewerage and surface water drainage shall be constructed in accordance with the details approved under application reference AWDM/0603/24 and shall remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

06. The drainage maintenance and management scheme approved under application reference AWDM/1286/25 shall be implemented in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

Reason: *To ensure that the development achieves a high standard of sustainability and to ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with the NPPF and Policies 35 and 36 of the Adur Local Plan.*

07. Prior to the first use of the development, a detailed verification report (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include a full set of "as built" drawings plus photographs of excavations (including soil profiles/horizons), installation of any surface water drainage structures and control mechanisms

Reason: *To ensure that the development achieves a high standard of sustainability and to ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with the NPPF and Policies 35 and 36 of the Adur Local Plan.*

08. The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (ref: 16290/01/HOP/RPT/01, prepared by HOP, dated April 2023) and the following mitigation measures:
Finished Floor Levels for all sleeping accommodation shall be on the second floor or above and set no lower than 7.7m above Ordnance Datum (AOD).
This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.
The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: *To reduce the risk of flooding to the proposed development and future occupants having regard to policy 36 of the Adur Local Plan and the NPPF.*

09. The approved noise protection and ventilation scheme shall be implemented prior to first occupation of any dwelling and retained thereafter.

Reason: *To protect future residents from excessive traffic noise from Brighton Road in accordance with the National Planning Policy Framework and policy 34 of the Adur Local Plan.*

10. The development shall be carried out in accordance with the Construction Management Plan approved under application reference AWDM/0603/24 and shall be adhered to throughout the construction period.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

11. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Public Holidays. On all other days such work shall only be undertaken between the hours of 8am and 6pm, except Saturdays where work shall only be undertaken between 8.30am and 1pm.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policies 15 and 34 of the Adur Local Plan.*

12. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose

Reason: *To ensure adequate provision for car parking within the site having regard to policy 28 of the Adur Local Plan.*

13. 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.*

14. The integral garages shall be used only as private domestic garages for the parking of vehicles, cycles and for domestic storage 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 and to provide alternative travel options to the use of the car in accordance with current sustainable transport policies having regard to policy 28 of the Adur Local Plan.*

15. The windows in the side elevations of the building hereby permitted shall at all times be obscure-glazed (minimum Level 3) and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

16. 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), no windows or other openings (other than as hereby approved) shall be formed in the side walls of the building.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

17. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (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, AA, 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 policy 15 of the Adur Local Plan.*

18. The approved Air Source Heat Pumps and solar panels shall be installed in accordance with the approved details prior to first occupation of the building.

Reason: *In the interests of sustainability and energy efficiency having regard to policies 18 and 19 of the Adur Local Plan and the NPPF.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
03. The applicant is advised to contact the WSCC Traffic Regulation Order team (01243 642105) to obtain the necessary paperwork and commence the process associated with the proposed removal of parking bays outside the site. The applicant would be responsible for meeting all costs associated with this process. The applicant should note that the outcome of this process cannot be guaranteed.
04. The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.
7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).