Adur District Council

Planning, Regeneration and Wellbeing

Mr Colin Jessey
Colin Jessey Associates Ltd
47 Sullington Gardens
Findon Valley
Worthing
West Sussex
BN14 0HS

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0823/13

Details of Development
DEMOLITION OF EXISTING CHURCH ASSEMBLY HALL AND REDEVELOPMENT WITH 5 QUANTITY ONE BEDROOM TERRACED DWELLING-HOUSES AND ASSOCIATED PARKING (5 SPACES).

Location of Development
KINGDOM HALL 13 WEMBLEY GARDENS LANCING WEST SUSSEX BN15 9LY

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 9th July 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
20/08/2013

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 is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the residential amenities of nearby properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AG3, AB25-27, AH2, AH5) and the policies of the National Planning Policy Framework

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 dwelling hereby approved shall be occupied until the access lane from Wembley Avenue to the proposed parking areas (as denoted on drawing no. 274.13.07) has been surfaced with tarmacadam.

    Reason: *In the interests of highway safety and accessibility having regard to the policies of the National Planning Policy Framework.*

03. The dwellings shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the proposed dwellings. Provision for secure cycle parking shall also be made in accordance with approved drawing 274.13.06.

    Reason: *To ensure adequate provision for parking clear of the highway and to encourage sustainable modes of transport in accordance with the policies of the National Planning Policy Framework.*

04. No construction work shall be carried out on site unless there is available within the site in accordance with drawing 274.13.07 provision for temporary parking and loading/unloading of all Contractors vehicles and for Contractors buildings, plant, and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site.

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

05. No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with drawing 274.13.07 and such facility shall be retained in working order and operated at all times during the construction period to ensure that vehicles do not leave the site carrying earth, mud or other material on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

Reason: *In the interest of highway safety.*

06. The development shall be carried out in accordance with the approved schedule of materials and finishes as set out in the Planning Statement - Additional Information received 9 July 2013

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

07. No development shall be carried out until all buildings and structures existing on the application site at the date of this permission have been demolished, the debris removed from the site and the site cleared.

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

08. No buildings on the site shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with the approved plans.

Reason: *In the interests of amenity.*

09. The development hereby permitted shall not be occupied until all drainage works have been carried out in accordance with the approved details within in the Planning Statement- Additional Information received 9 July 2013

Reason: *To ensure adequate drainage and to comply with saved policy AP4 of the Adur District Local Plan and the policies of the National Planning Policy Framework.*

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 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.*

11. The development hereby permitted shall be carried out in accordance with the following approved plans and supporting information received 9 July 2013:-

    Drawing No. 274.13.01, 02, 03, 04, 05, 06, 07
    Design & Access Statement
    Planning Statement - Additional Information

    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 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. Precautionary land contamination

    This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.