Adur District Council

Planning, Regeneration and Wellbeing

Mr Rex Adams
RJA Planning and Building Consultants Ltd
16 Greenacres
Shoreham-By-Sea
West Sussex
BN43 5WY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1749/14

Details of Development
DEMOLITION OF FLATS (NOS. 87A AND B) AND CONSTRUCTION OF TWO-STOREY EXTENSION (13 ADDITIONAL BEDROOMS) TO NURSING HOME AT NOS. 85/87 BRIGHTON ROAD

Location of Development
87B BRIGHTON ROAD LANCING WEST SUSSEX BN15 8RB

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 December 2014.

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
29/01/2015

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 existing access provisions and parking spaces shall be retained for access and parking of vehicles and cycles incidental to the use of the proposed development.

Reason: *To ensure adequate provision for parking clear of the highway.*

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed extension has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policy AH10 of the Adur District Local Plan.*

04. No development shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained as the site is affected by surface water flooding, having regard to the relevant paragraphs of the National Planning Policy Framework.*

05. The WC windows in the east side elevation shall at all times be glazed with obscured glass.

Reason: *To prevent overlooking and to comply with policy AH10 of the Adur District Local Plan.*

06. No additional windows or other openings shall be formed in the east side wall of the extension without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: *To prevent overlooking and to comply with policy AH10 of the Adur District Local Plan.*

07. If, during development, any visibly 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, unless otherwise agreed in writing with the Local Planning Authority, no further development 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 is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety.*

08. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-
(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction;
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and

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

09. No demolition or construction work shall take place except other than between the hours of:-

8.00 am and 6.00 pm on Mondays to Fridays inclusive
9.00 am and 1.00 pm on Saturdays

with no working at any time on Sundays or Public Holidays.

Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

10. The development hereby permitted shall not be commenced until a scheme for protecting the residents of those rooms at the front and side of the extension from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the rooms are first occupied and shall specifically include the provision of secondary glazing to achieve the following indoor noise level:
British Standard 8233 Indoor Noise Levels:

Room	Good	Reasonable
Living Room	30 dB LAeq,T	40 dB LAeq,T
Bedroom	30 dB LAeq,T	35 dB LAeq,T & 45 dB LAmax,F

Reason: *In the interests of residential amenity having regard to the relevant paragraphs of the National Planning Policy Framework.*

11. This permission relates to the following approved plans received 9 December 2014:-

Drawing No. 2614-loc (Block and Location Plan)
Drawing No. 2614-01B (Proposed Floor Plans)
Drawing No. 2614-04B (Proposed Elevations)
Drawing No. 2614-05 (Proposed Site Plan)

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.