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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0229/10**

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

Details of Development
DEMOLITION OF EXISTING BUILDING AND ERECTION OF 4 TERRACED HOUSES (3 TWO-BEDROOM AND 1 ONE BEDROOM) (OUTLINE INCLUDING DETAILS OF ACCESS AND LAYOUT)

Location of Development
1 FRESHBROOK ROAD LANCING WEST SUSSEX BN15 8DA

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 16th July 2010.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 7th day of October 2010

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 amenities of neighbouring properties and without detraction from highway safety. It would provide a satisfactory environment for the occupiers subject to sufficient measures to protect against railway noise and flood risk. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH2) and PPS25.

Conditions

01. Approval of the details of access, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced; plans and particulars of the reserved matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved; and application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

    Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

    Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990 .*

03. This permission relates to the application site as shown on the 1:1250 scale OS Sitemap received on 16 July 2010 and to the layout shown on Drawing no. 10/574/04 Rev.A received on 8 September 2010. No approval is conferred of the scale or appearance shown on the other submitted plans including the amended plans 10/574/01A, 02A and 03A.

    Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH2 of the Adur District Local Plan.*

04. No development shall take place until details of walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until such walls and/or fences have been erected.

    Reason: *In the interests of amenity and to comply with policy AH2 of the Adur District Local Plan.*

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05. The dwellings shall not be occupied until the secure covered cycle store and the pedestrian and cycle access facilities shown on the submitted plans have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than pedestrian and cycle access and parking of cycles incidental to the use of the proposed dwellings.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AH2 of the Adur District Local Plan.*

06. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority 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.*

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

Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan.*

08. The development hereby permitted shall not be commenced until a scheme for protecting the proposed dwellings from railway 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 permitted dwellings are occupied.

Reason: *In the interests of residential amenity and to comply with policies AG1 and AH2 of the Adur District Local Plan.*

09. The finished first-floor level of the proposed houses shall be set at 5.0 metres AOD and, prior to the commencement of development, details of any alterations to the ground levels of the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with such details as approved. There shall be no use of any floor below 5.0m AOD for habitable accommodation.

Reason: *To protect against flood risk and in the interests of amenity and the environment and to comply with PPS25 and policy AH2 of the Adur District Local Plan.*

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10. The glazing in the southwest elevation of the houses shall either not to be less than 1.7m above the floor level of the room concerned or shall have obscured glass which shall be permanently retained. 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), no windows or other openings (other than as approved under the reserved matters application) shall be formed in the south-west wall of the building without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: *To prevent overlooking and to comply with policy AH2 of the Adur District Local Plan.*

11. No houses on the site shall be occupied until a bin store for storing refuse and waste, including for waste that can be recycled, has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity.*

12. No development approved by this planning permission shall be commenced until:-
a) A desktop study has been carried out by a competent person in accordance with B.S.10175:2001 which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced.

b) A site investigation has been designed for the site in accordance with B.S.10175:2001 using the information obtained from desktop study and any diagrammatical representation (Conceptual Model). This should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:-
-a risk assessment to be undertaken of the risks to human health, ground and surface waters on and off the site, and the wider environment;
-refinement of the Conceptual Model;and
-the development of a Method Statement detailing the remediation requirements.

c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken.

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d) A Method Statement detailing the remediation requirements (including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation) has been submitted to the Local Planning Authority. This shall be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

The development of the site shall be carried out in accordance with the approved Method Statement.

Upon completion of the remediation detailed in the Method Statement, a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met and future monitoring proposals and reporting shall also be detailed in the report.

Reason: *To safeguard against pollution of controlled waters and risk to public health and safety.*

13. Prior to occupation of the houses hereby permitted, the access to Freshbrook Road shall have been closed to vehicles (except for emergency use) in accordance with details to be submitted and approved in writing by the Local Planning Authority, including the erection of bollards.

Reason: *In the interests of highway safety.*