Adur District Council

Development Management

Mr Peter Robinson
Larkfield
Yapton Road
Barnham
West Sussex
PO22 0AY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1361/15

Details of Development
DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF 2 STOREY DWELLING WITH FIRST FLOOR BALCONY AT FRONT.

Location of Development
267 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8JP

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 24th September 2015.

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

G Peck

Gary Peck
Planning Services Manager
21/12/2015

Adur District Council

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

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. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

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

03. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification), the proposed dwelling 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.*

04. The development hereby permitted shall only be carried out in accordance with the submitted Flood Risk Assessment and the mitigation measures contained within section 4 of it, specifically-

- The finished floor level of the proposed dwelling shall be set no lower than the floor levels of the existing dwelling

    Reason: *To reduce risk of flooding and in the interests of the safety of the occupants having regard to the National Planning Policy Framework.*

05. The development hereby permitted shall not be commenced until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

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

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06. The hard surface shown on the approved drawing shall be constructed and thereafter retained using only permeable material and/or a permeable construction or alternatively provision shall be made and thereafter retained to direct surface run-off from the hard surface to a permeable or porous area or surface within the curtilage of the site.

    Reason: *To reduce the risk of localised flooding.*

07. The access gate hereby approved shall only open into the site and shall not open out towards the carriageway.

    Reason: *In the interest of highway safety.*

08. The dwelling shall not be occupied until the parking spaces, turning area and access facilities shown on the submitted plans have been provided in accordance with the approved plans. The areas of land so provided shall not thereafter be used for any purpose other than access, turning and parking of vehicles incidental to the use of the proposed dwelling.

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

09. The dwelling hereby permitted shall not be occupied until provision for the storage of cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for cycle storage incidental to the use of the proposed development.

    Reason: *In the interests of sustainability.*

10. No demolition or construction work shall be undertaken on the site other than between the hours of 8am and 6pm Monday to Friday and 8.30am and 1pm on Saturdays with no working on Sundays or Public Holidays.

    Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

11. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:-

    Drawing No 151002/1A, 2A, 3A, 4A, 5A Date received 17 November 2015
    Drawing No 151002/6 Date received 23 November 2015
    Block Plan received 23 November 2015
    Car parking arrangement plan received 15 December 2015
    Flood Risk Assessment received 15 October 2015

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

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Informatives / Notes to Applicant

01. 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.

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, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk