ADUR DISTRICT COUNCIL

Mr Ivan Farrow
14 Ring Road
Lancing
West Sussex
BN15 0QF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1590/18

Details of Development
VARIATION OF CONDITIONS 11 AND 17 OF PLANNING PERMISSION AWDM/1272/15 TO USE GARAGE AT 27 NORBURY DRIVE FOR PARKING AND ANCILLARY STORAGE, INCLUDING CHANGE OF SINGLE SIDE DOOR TO DOUBLE GLAZED DOORS (RETROSPECTIVE)

Location of Development
LAND SOUTH OF 14 RING ROAD NORBURY DRIVE 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 18th October 2018.

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
04/12/2018

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

Ref: AWDM/1590/18

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans and the plans as approved under AWDM/1272/15 and AWDM/0915/17 unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PARKING LAYOUT		18.10.2018
SOUTH ELEVATION AND CROSS SECTION		18.10.2018
LOCATION PLAN		18.10.2018

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

02. The garage building at 27 Norbury Drive hereby approved shall be used only for the parking of vehicles and for purposes incidental to the use of that property as a dwelling and for no other purposes. For the avoidance of doubt, it shall not be used for the purposes of primary living accommodation (bedroom, living room, dining room or kitchen).

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

03. The development shall be completed in accordance with the schedule and samples of external materials and finishes approved under reference AWDM/1272/15

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

04. Louvres shall be installed in accordance with the details approved under reference AWDM/1272/15 prior to first occupation of the houses and they shall thereafter be retained.

Reason: *In the interests of protecting the residential amenities of neighbouring occupiers and to comply with policy 15 of the Adur Local Plan.*

05. The window in the west side elevation of the proposed west house hereby permitted shall at all times be glazed with obscured glass, in accordance with the plans approved under reference AWDM/1272/15.

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

06. Privacy screens shall be erected in accordance with the details approved under reference AWDM/1272/15 prior to commencement of use of the roof terraces and shall thereafter be retained.

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

07. No part of the development shall be first occupied until such time as the vehicular access and access road to serve the proposed dwellings has been constructed in accordance with the plans and details approved under reference AWDM/1272/15

Reason: *In the interest of highway safety and the amenities of the neighbouring occupiers having regard to policy 15 of the Adur Local Plan.*

08. There shall be no lighting along the access road or of the proposed parking areas to serve the development without the prior approval of the Local Planning Authority.

Reason: *To protect the amenities of neighbouring occupiers having regard to policy 15 of the Adur Local Plan.*

09. The development hereby permitted shall not be occupied until 27 Norbury Drive has been protected from road traffic noise specifically by replacing existing windows of habitable rooms facing the access road with acoustic double glazing in accordance with details approved under reference AWDM/1272/15

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

10. The proposed wall on the southern boundary shall be constructed and completed in accordance with the details approved under reference AWDM/1272/15 before any other ground works are commenced on site.

Reason: *To protect the amenities of neighbouring residents having regard to policy 15 of the Adur Local Plan.*

11. The dwellings shall not be occupied until boundary walls and/or fences have been erected in accordance with the details approved under reference AWDM/1272/15 and they shall thereafter be retained permanently.

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

12. The dwellings shall not be occupied until the garages, parking spaces, turning space and access facilities have been provided in accordance with the details approved under reference AWDM/1272/15. The areas of land so provided shall not thereafter be used for any purpose other than access, parking and turning of vehicles incidental to the use of the proposed dwellings.

Reason: *In the interests of amenity and highway safety having regard to policies 15 and 28 of the Adur Local Plan.*

13. The Construction Management Plan approved under reference AWDM/1272/15 shall be implemented and adhered to throughout the entire construction period.

    Reason: *In the interests of highway safety and amenity having regard to policies 15, 28 and 34 of the Adur Local Plan.*

14. No construction work shall take place on site other than between the hours of 8am and 6pm Monday to Friday and 8.30am and 1pm on Saturdays. There shall be no working on Sundays and Public Holidays.

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

15. The surface water drainage works approved under reference AWDM/1272/15 shall be completed before the dwellings are occupied in accordance with the approved details.

    Reason: *To reduce the risk of surface water flooding, to prevent pollution of controlled waters and to ensure that the proposed development is adequately drained having regard to policy 36 of the Adur Local Plan.*

16. The proposed gates on the access road hereby approved must be inward opening and be constructed in accordance with details approved under reference AWDM/1272/15.

    Reason: *In the interests of highway safety having regard to policy 28 of the Adur Local Plan.*

17. The development shall take place in accordance with the scheme of soft and hard landscaping approved under reference AWDM/1272/15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development 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. The approved details of hard landscaping shall be completed prior to occupation of the buildings.

    Reason: *In the interests of visual amenity and the environment and to comply with policy 30 of the Adur Local Plan.*

18. The garage buildings for the new dwellings hereby approved shall be used only as private domestic garages for the parking of vehicles 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 having regard to policies 15 and 28 of the Adur Local Plan*

19. 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 policy 28 of the Adur Local Plan.*

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.

Ref: AWDM/1590/18

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

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).

Ref: AWDM/1590/18