Adur District Council

Planning, Regeneration and Wellbeing

Mr Martin Szczerbicki
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Brighton
East Sussex
BN1 7JD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0752/13

Details of Development
CONVERSION OF DWELLINGHOUSE TO FORM TWO DWELLINGS TOGETHER WITH NEW VEHICULAR ACCESS ONTO OLD SHOREHAM ROAD (RESUBMISSION OF AWDM/1368/12)

Location of Development
16 OLD SHOREHAM ROAD LANCING WEST SUSSEX BN15 0QT

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 19th June 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
12/08/2013

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ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur Local Plan (AG1, AG3, AH2, AH3, AH5, AH6, AH7) and those relevant 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. The development hereby permitted shall be carried out in accordance with the following approved plans (except where specified otherwise in a condition imposed on this decision notice):-

    Drawing No. 12.10.01/1 titled Site Location Plan date valid 19-06-2013
    Drawing No. 12.10.01/4A titled Site Block Plan date valid 19-06-2013
    Drawing No. 12.10.01/3 Rev E titled Proposed Plans and Elevations date received 18-07-2013

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

03. The external materials and finishes of any making good of the dwellinghouse buildings shall be completed to match in design, colour, bond and texture those of the existing building.

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

04. The one bed dwellinghouse shall not be occupied unless the boundary fence demarking the rear gardens of the dwellings hereby permitted has been erected on site in accordance with the approved plans and it shall thereafter be retained permanently.

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

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05. The one bed dwellinghouse shall not be occupied unless the parking spaces and access facilities shown on the approved plans have been provided on site. 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 dwellinghouses concerned.

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

06. The one bed dwellinghouse shall not be occupied unless the garage building existing on the application site at the date of this permission has 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.*

07. The two bed dwellinghouse hereby approved shall not be occupied unless the bedroom facing the A27 has been provided with forced air ventilation (by method of adding a fan to an acoustic passive vent positioned high in the room in order to ensure air is blow into the room) and secondary glazing is provided in full accordance with the Acoustic Associates Sussex Ltd Transportation Noise Assessment (Residential Development) submitted on 19th June 2013. These measures shall remain in situ at all times thereafter.

Reason: *To protect future occupants from traffic noise in the interests of amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

08. 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 dwellinghouses shall not be extended/altered and/or any incidental building over 5 cubic metres in volume erected within their curtilages.

Reason: *In the interests of amenity and the environment having regard to saved policy AH2 of the Adur District Local Plan.*

09. Notwithstanding the submitted drawings and 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 gate, fence, wall or other means of enclosure shall be erected or constructed within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts or faces any existing or proposed highway (including a public path).

Reason: *In the interests of visual amenity and to maintain the visual character of the area having regard to saved policy AH2 of the Adur District Local Plan.*

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10. All new hard standing with the curtilages of the dwellinghouses hereby approved shall be of porous and/or permeable construction.

Reason: *To ensure the proposed development is adequately drained to avoid mitigation of flood risk to comply with The National Planning Policy Framework.*

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.