Adur District Council

Development Management

Look, Design and Build
Forum House
Stirling Rpad
Chichester
West Sussex
PO19 7DN

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0318/16

Details of Development
PROPOSED SINGLE-STOREY EXTENSION TO THE NORTH SIDE OF THE EXISTING DOCTORS SURGERY AND RECONFIGURATION OF THE CAR PARK, WITH ASSOCIATED LANDSCAPING (RESUBMISSION OF AWDM/1833/15)

Location of Development
NEW POND ROW SURGERY 35 SOUTH STREET LANCING WEST SUSSEX BN15 8AN

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 1st March 2016.

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
01/06/2016

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
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SCHEDULE

Conditions

01. The development hereby permitted shall be begun before the expiration of three 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 and documents except where specified otherwise on a subsequent condition imposed on this decision notice:-

Drawing No. PA-194-01 titled Site and Location date valid 01-03-2016
Drawing No. PA 194 021 Rev A titled Proposedproposed soft landscape date received 29/04/16
Drawing No. PA-194-011 titled Proposed ground floor date valid 01-03-2016
Drawing No. PA-194-015 titled Proposed Elevations 2 date valid 01-03-2016
Drawing No. PA-194-013 titled Proposed Roof date valid 01-03-2016
Drawing No. PA-194-014 titled Proposed Elevations 1 date valid 01-03-2016
Document titled Travel Plan Statement Prepared by TPC Travel Plan Consultants Ltd April 2015 date received 29-04-2016

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

03. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works,
- Details of measures to safeguard the public highway through the course of construction,
- Details of mechanism to repair any damage to the public highway resulting from construction works associated with the development.
- A Section 59 Agreement (only required if the number of HGVs associated with the build process arriving on a daily basis exceed 20 per day)

Reason: *In the interests of highway safety and the amenities of the area in accordance with saved policy AG1 of the Adur District Local Plan and the relevant policies of the National Planning Policy Framework.*

04. 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 development 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 AG1 of the Adur District Local Plan and relevant policies of the National Planning Policy Framework.*

05. No part of the development shall be first occupied until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.

Reason: *In the interests of road safety in accordance with saved policy AG1 of the Adur District Local Plan and relevant policies of the National Planning Policy Framework.*

06. No part of the development shall be first occupied until pedestrian visibility splays of 2.4 metres by 2 metres have been provided either side of the proposed site vehicular access onto Kings Road in accordance with a plan to be submitted to and approved by the Local Planning Authority. Once agreed these visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: *In the interests of road safety in accordance with saved policy AG1 of the Adur District Local Plan and relevant policies of the National Planning Policy Framework.*

07. No part of the development shall be first occupied until the vehicle parking and turning spaces, including associated markings etc. (e.g. KEEP CLEAR, mobility impaired and parent/child etc.) have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: *To provide adequate on-site car and vehicle parking and turning space for the development in accordance with saved policy AG1 of the Adur District Local Plan and relevant policies of the National Planning Policy Framework.*

08. 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. The spaces so provided shall thereafter be retained for their designated purpose.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with saved policy AG1 of the Adur District Local Plan and relevant policies of the National Planning Policy Framework.*

09. No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway.

Reason: *In the interests of road safety in accordance with saved policy AG1 of the Adur District Local Plan and relevant policies of the National Planning Policy Framework.*

10. No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority. Thereafter the surgery use shall operate in full accordance with the agreed Travel Plan Statement.

Reason: *To encourage and promote sustainable transport in accordance with saved policy AG1 of the Adur District Local Plan and relevant policies of the National Planning Policy Framework.*

11. No part of the development shall be first occupied until details of all boundary 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 and they shall thereafter be retained permanently.

Reason: *In the interests of amenity and to comply with saved policy AG1 of the Adur District Local Plan and relevant policies of the National Planning Policy Framework.*

12. No part of the development shall be first occupied until the commercial waste storage enclosures and facilities have been provided in accordance with the approved plans. Such enclosures and facilities as provided shall thereafter be retained and used only for waste storage.

Reason: *In the interests of amenity and the environment having regard to saved policy AG1 of the Adur District Local Plan and relevant policies of the National Planning Policy Framework.*

13. No part of the development shall be first occupied until a scheme of hard and soft landscaping for the development (including pedestrian access and circulation areas and minor artefacts and structures including bollards and benches) has been provided in accordance with plans and details to be submitted to and agreed by the Local Planning Authority. 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 building.

Reason: *In the interests of visual amenity and the environment to provide suitable landscaping for the development in the interest of highway safety in accordance with saved policy AG1 of the Adur District Local Plan and the relevant planning policies of the National Planning Policy Framework.*

14. The ground floor window serving the Admin room in the east side elevation shall at all times be glazed with obscured glass.

Reason: *To prevent overlooking and to comply with saved policy AG1 of the Adur District Local Plan and the relevant planning policies of the National Planning Policy Framework.*

15. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the building shall not be extended or altered externally or any incidental building erected within the site curtilage.

Reason: *In the interests of amenity and the environment and to comply with saved policy AG1 of the Adur District Local Plan and relevant policies of the National Planning Policy Framework.*

16. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no external plant or machinery shall be installed, erected or replaced on the application site.

Reason: *In the interests of amenity and the environment and to comply with saved policy AG1 of the Adur District Local Plan and relevant policies of the National Planning Policy Framework.*

17. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the premises shall be used only for purposes within Use Class D1 as defined in the Town and Country Planning (Use Classes) Order 1987 or in any equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

Reason: *In the interests of amenity and the environment and to comply with saved policy AG1 of the Adur District Local Plan and relevant policies of the National Planning Policy Framework.*

Informatives / Notes to Applicant

01. The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover any works on the public highway. The applicant should contact the Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

02. The applicant is required to obtain a licence to maintain any landscaping proposed to be on highway land from West Sussex County Council, as Highway Authority. The applicant should contact the local Highway Manager on 0330 222 6341. The applicant is advised that it is an offence to undertake any works within the highway prior to the Licence being in place.

03. The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses (including, where relevant, a S59 Agreement) from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway. The applicant should be aware that a charge for any temporary works (and/or facilitation thereof) will be applied for this service

04. The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

05. 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.

06. 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

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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 you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

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.

7. 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.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. 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.