Adur District Council

Planning, Regeneration and Wellbeing

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

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0575/12

Details of Development
SINGLE-STOREY HIPPED ROOF EXTENSION TO SOUTH TO FORM DOUBLE GARAGE AND ENSUITE (EXISTING FLAT ROOFED STORE REPLACED); REAR SINGLE-STOREY HIPPED ROOF EXTENSION WITH NORTH SIDE CHIMNEY; AND NEW PART 1.5M HIGH FLINT AND PART 1.2M BRICK AND RAILING FRONT BOUNDARY WALL WITH VEHICULAR AND PEDESTRIAN ACCESS.

Location of Development
10 OLD RECTORY GARDENS SOUTHWICK BRIGHTON WEST SUSSEX BN42 4SQ

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 June 2012.

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
06/09/2012

PTO.

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed extension 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 District Local Plan (AG1, AB11, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

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. 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 shall be formed in the north side wall of the extension.

    Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

03. The proposed new boundary wall hereby approved shall not be commenced unless and until a plan is submitted and approved in writing by the Local Planning Authority, which shows that the wall enables a visible splay to the south to be retained between the junction of Old Rectory Gardens and Kingston Lane. These splays shall be defined by:-

    (i) A line 2.4 metres long measured along the centre line of Old Rectory Gardens from the line of the nearer edge of the carriageway of Kingston Lane; and

    (ii) A line 45 metres long measured along the nearer edge of the carriageway of the Kingston Lane (South) from its intersection with the centre line of the Old Rectory Gardens; and

    (iii) A straight line joining the termination of the above lines.

    No other work shall be carried out on the site until the above-mentioned splay areas have been provided and thereafter these said splay areas shall be kept free from any obstruction over 0.6 metres above the level of the carriageway of the highway.

    Reason: *In the interests of highway safety having regard to Manual Streets.*

PTO.

04. The south side wall construction shall conform with a sample flint panel which has first been erected on site and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policy AB11 of the Adur District Local Plan.*

05. 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 extensions 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 AB11 of the Adur District Local Plan.*

06. The existing trees/bushes/hedges shown on the approved plan as being retained shall be protected for the duration of construction works in a manner to be agreed with the local Planning Authority before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees/bushes/hedges or parts thereof which are shown on the approved plan as being retained which are removed without consent or die or are severely damaged or become seriously diseased during that period shall be replaced in the following planting season with trees/bushes/hedges of such size and species as may be agreed with the Local Planning Authority.

Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with saved policies AH7 of the Adur District Local Plan.*

07. If, during development, any visibly contaminated or odorous material (for example asbestos-containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with PPS23 'Planning and Pollution Control'.*

08. This permission relates to the following approved plans:-

Drawing No: 12/741/03	Date Received: 09.08.12
Drawing No: 12/741/02	Date Received: 09.08.12
Drawing No: 12/741/01	(Block plan superseded) Date Received: 18.06.12
Drawing No: 12/741/01	Date Received: 18.06.12

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