Adur District Council

Planning, Regeneration and Wellbeing

Mr Robert West
53 Cross Road
Southwick
Brighton
West Sussex
BN42 4HG

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/1261/13

Details of Development
**CREATION OF SECOND VEHICULAR CROSSOVER AND REBUILDING OF FRONT BOUNDARY WALL**

Location of Development
**53 CROSS ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4HG**

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 17th December 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
10/02/2014

PTO

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
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## SCHEDULE

### Reasons for Granting Permission

01. The proposed development would not detract from the local environment and would not detract from highway safety. It 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, AH7) or the NPPF.

### 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:-

    Site Location Plan Date received: 17 Dec 2013
    Drawing No: Sheet 1 of 2 Title: Driveway and Walls Date received: 17 Dec 2013
    Drawing No: Sheet 2 of 2 Title: Driveway and Walls Date received: 17 Dec 2013

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

03. No use of the proposed vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. The requisite specification can be obtained from the Area Highway Engineer, Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex, BN13 2QB. There shall be no drainage of surface water from the property onto the highway.

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

### 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.

02. The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works. Phone: 01243 642105.