ADUR DISTRICT COUNCIL

Miss Maria Sevillano
2 Sunny Close
Worthing
BN124BD
United Kingdom

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1531/22

Details of Development
CONVERSION OF 1NO. EXISTING 4 BEDROOM 7 PERSON DETACHED HOUSE INTO 2NO. DWELLINGS: 1 NO. 3 BEDROOM DWELLING AND 1 NO. 2 BEDROOM DWELLING, WITH ASSOCIATED CAR PARKING, CYCLE SPACES AND BIN STORAGE.

Location of Development
74 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LW

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 25th October 2022.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

GPeck

Gary Peck
Planning Services Manager
21/02/2023

Ref: AWDM/1531/22

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PROPOSED BLOCK PLAN	P002 P1	25.10.2022
EXTG GROUND FLOOR SITE PLAN	P003 P1	25.10.2022
EXISTING GROUND FLOOR PLAN	P004 P1	25.10.2022
EXTG FIRST FLOOR PLAN	P005 P1	25.10.2022
EXTG SITE LOCATION PLAN	P001 P1	25.10.2022
EXTG SECOND FLOOR PLAN	P006 P1	25.10.2022
EXTG ROOF PLAN	P007 P1	25.10.2022
EXTG NORTH & EAST ELEVATIONS	P008 P1	25.10.2022
EXTG SOUTH & WEST ELEVATIONS	P009 P1	25.10.2022
PROPOSED GROUND FLOOR SITE PLAN	P010 P1	25.10.2022
PROPOSED GROUND FLOOR PLAN	P011 P1	25.10.2022
PROPOSED ROOF PLAN	P014 P1	25.10.2022
FLOOD RISK ASSESSMENT & APPENDICES A-C (Dtd 31.01.23)	QFRA 2267 v1.2	31.01.2023
COLLECTION OF FLOOD MAPS & FIGURES	APPENDIX A	31.01.2023
EXISTING SITE & PROPOSED PLANS	APPENDIX B	31.01.2023
ENVIRONMENT AGENCY'S DATA & INFORMATION	APPENDIX C	31.01.2023
TOPOGRAPHIC SURVEY	APPENDIX D	31.01.2023
PROPOSED FIRST FLOOR PLAN	P012 Rev P5	31.01.2023
PROPOSED SECOND FLOOR PLAN	P013 Rev P5	31.01.2023
PROPOSED NORTH & EAST ELEVATIONS	P015 P5	19.12.2022
PROPOSED SOUTH & WEST ELEVATIONS	P016 P4	19.12.2022

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

02. 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.*

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed in materials as detailed on the approved plans. To include natural timber cladding, (Siberian larch or red cedar) white render, grey roof tiles and grey windows and doors unless otherwise approved in writing by the Local Planning Authority.

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

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 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 east or west side wall of the building.

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

05. No part of the development shall be first occupied until the car parking, cycle parking and refuse storage provision has been constructed in accordance with the approved site plan. This provision shall thereafter be retained at all times for their designated purpose.

Reason: *To provide car, cycle parking and refuse storage for the proposed development having regard to policies 15 and 28 of the Adur Local Plan.*

06. Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from external traffic noise has been submitted to and approved by the local planning authority All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the ProPG: Planning & Noise - New Residential Development, 2017 and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. The scheme should be of good acoustic design, include full details of ventilation, glazing, and a strategy to prevent overheating should windows need to remain closed.

Reason: *To protect the amenities of the future occupiers of the properties, having regard to policy 34 of the Adur Local Plan.*

07. Prior to use of the roof terraces hereby permitted privacy screens shall be installed in accordance with the details shown on the approved plans to include

1.8 metre high, obscurely glazed screens and shall remain in place at all times unless otherwise approved in writing by the Local Planning Authority.

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

08. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-
(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction;
and
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

09. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order with or without modification), the proposed dwellings shall not be extended or altered by means of any development as set out within Classes A, AA, B, C, D and E of Part 1 of the Schedule to that Order.

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

10. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Public Holidays. On all other days such work shall only be undertaken between the hours of 8am and 6pm.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policies 15 and 34 of the Adur Local Plan.*

11. The development shall be carried out in accordance with the submitted Flood Risk Assessment ('FRA') (ref: QFRA 2267, Version 1.2, dated January 2023, by UK Flood Risk Consultants) and the following mitigation measures it details:

Both East and West properties shall have no sleeping accommodation situated on the ground floor.
The Eastern property shall have no sleeping accommodation situated on the 1st floor.
All sleeping accommodation in the Eastern property will be on the 2nd floor and no lower than 7.66mAoD.

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: *To protect the occupiers of the development from the risk of flood having regard to policy 36 of the Adur Local Plan and the NPPF.*

12. The sustainability and energy efficiency measures referred to in the Sustainability Statement submitted 18th February shall be installed before the dwelling hereby approved is occupied.

Reason: *In the interests of amenity and sustainability having regard to policies 15, 18 and 19 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. 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 Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk

03. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk

04. All Planning Applications for both domestic and non-domestic premises that have been granted approval for new development or conversions will require a new, or amended property address for the proposed development. Developers will be required to submit a Street Naming and Numbering Application to the Street Naming and Numbering Department upon commencement of works to enable the new development to be officially addressed in compliance with the British Standard of Addressing; known as BS7666. Developers are invited to complete their Street Naming and Numbering Application via the following link to the councils' website: www.adur-worthing.gov.uk/naming-and-numbering Information

and guidance regarding the Fees for the service provided are also available at this location. Alternatively, please do not hesitate to contact the Street Naming and Numbering Department via the following methods should you have any queries; Street Naming and Numbering, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone Number: 01903 221479. Email: llpg@adur-worthing.gov.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 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 in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).