Adur District Council

Planning, Regeneration and Wellbeing

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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1059/13

Details of Development
SINGLE STOREY EXTENSION TO FRONT OF EXISTING FACTORY WORKSHOP TO REPLACE EXISTING METAL STORAGE CONTAINERS TOGETHER WITH GALVANISED METAL RAILINGS AND GATE

Location of Development
UNIT 1 16 PETER ROAD LANCING BUSINESS PARK LANCING WEST SUSSEX

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 29th August 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
29/10/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional employment provision and economic and environmental regeneration without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant 'saved' policies of the Adur Distict Local Plan (AG1, AE2, AE4) and 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:-

    Drawing Number 13025/01R2 titled Existing & Proposed floor plans, elevations, roof plan, location & block date valid 29-08-2013

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

03. If during development, any visible contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) 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 shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

    Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety having regard to the policies of the National Planning Policy Framework.*

04. As far as practicable the external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policy AE2 of the Adur District Local Plan and the planning policies of the National Planning Policy Framework.*

05. The extension hereby permitted shall not be occupied until the parking spaces and access facilities shown on the approved plans have been provided on the 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 the proposed extension.

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

06. The hard standing hereby permitted shall be of a porous/permeable construction.

Reason: *To avoid exacerbation of surface water runoff within an area identified at flood risk in accordance with the planning policies of 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.