Adur District Council

Planning, Regeneration and Wellbeing

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West Sussex
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PLANNING PERMISSION

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

APPLICATION NUMBER: ADC/0078/11

Details of Development
DEMOLITION OF GARAGE AND BATHROOM CENTRE AND REDEVELOPMENT WITH THREE-STOREY BLOCK OF 7 FLATS (3 ONE-BEDROOM, 3 TWO-BEDROOM, 1 THREE-BEDROOM) AND 6 THREE-BEDROOM HOUSES (COMPRISING TERRACE OF 5 HOUSES ON EAST SIDE OF INGLESIDE ROAD AND DETACHED HOUSE ON WEST SIDE) WITH ASSOCIATED PARKING (13 CAR SPACES)

Location of Development
REGAL HOUSE 45 - 49 PENHILL ROAD LANCING WEST SUSSEX BN15 8HB

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 4th March 2011.

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
13/05/2011

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 housing without detracting from the existing local urban 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 policies of the Adur District Local Plan (AG1, AH2, AH5) and the South East Plan (SCT1, SCT5, SP3, CC6, H1-2, H5, BE1-2).

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. No development shall take place until details of walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the buildings 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 AH2 of the Adur District Local Plan.*

03. The buildings shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. 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 premises concerned.

    Reason: *In the interests of amenity and highway safety and having regard to PPG13.*

04. The vehicular accesses shall be laid out to provide pedestrian visibility splays of 2m by 2m on each side of their junctions with the existing public highway. These splays shall be based on the existing highway boundary and no dwelling shall be occupied until the above mentioned splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway. The proposed planting on the corner of the junction of Ingleside Road with Penhill Road shall not exceed an overall height of 0.6m.

    Reason: *In the interests of highway safety.*

05. The buildings hereby permitted shall not be occupied until the existing dropped kerbs and footways in Ingleside Road and Penhill Road (where no longer required to serve the proposed parking spaces) have been reinstated with raised kerbs and footways.

Reason: *In the interests of highway safety.*

06. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting 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.

Reason: *In the interests of visual amenity and the environment and to comply with policy AB26-27 of the Adur District Local Plan.*

07. 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 roofs of the proposed buildings 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 AH2 of the Adur District Local Plan.*

08. No development shall be carried out until all buildings and structures existing on the application site at the date of this permission (except boundary walls or fences) have been demolished, the debris removed from the site (unless the material is being recycled for reuse) and the site cleared.

Reason: *In the interests of amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

09. No buildings on the site shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy G12 of the West Sussex Waste Local Plan Deposit Draft.*

10. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: *To protect against polluting and ground water and to comply with policy AP4 of the Adur District Local Plan.*

11. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-
- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

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' .*

12. If during development, contamination 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 the developer has submitted, and obtained written approval from the Local Planning Authority detailing how this unsuspected contamination shall be dealt with.

Reason: *To prevent pollution of Controlled Waters.*

13. Piling of foundations shall only be undertaken in accordance with details which have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of piling work.

Reason: *To prevent risk of pollution of controlled waters having regard to PPS23.*

14. The glazing in the side elevations of the houses shall at all times be of obscured glass.

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

15. 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 (other than as hereby approved) shall be formed in the side elevations of the houses without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

16. This permission relates to the following plans:-

5537A (Location Plan); 5537/01B (Site Layout); 5537/02B (Plots 1 -7 Floor Plans); 5537/03B (Plots 1-7 Elevations); 5537/04A (Plots 8-12 Floor Plans and Section); 5537/05A (Plots 8-12 Elevations); 5537/06B (Plot 13 Floor Plans and Elevations); 5537/07B (Contextual Elevations).

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