Adur District Council

Planning, Regeneration and Wellbeing

Mr Steve Bull
2 Arun Path
Uckfield
East Sussex
TN22 1NL

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1606/13

Details of Development
SINGLE STOREY REAR EXTENSION (CONSERVATORY REMOVED) VEHICLE ACCESS AND HARD STANDING

Location of Development
49 UPPER BRIGHTON ROAD SOMPTING LANCING WEST SUSSEX BN15 0JQ

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 January 2014.

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
26/03/2014

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or detraction from highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7).

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 side walls of the extension.

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

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 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 Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7.*

04. The development shall be carried out in accordance with the following approved plans:

Drawing No:.2013-49UBR-001 Existing Elevations and Floor Plans Received 29.01.2014
Drawing No: 2013-49UBR-002 Proposed Elevations, Floor and Roof Plans Received 29.01.2014
Drawing No: 2013-49UBR-005 REVA Site, Block and Driveway Plan Received 29.01.2014
Drawing No: 2013-49UBR-006 Front Boundary Wall Details Received 10.03.2014.

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

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05. The access shall not be brought into use until the completion of the drive and turning head shown on the approved plan.

Reason: *To ensure that a single vehicle can enter and exit in forward gear and to ensure that detritus does not enter the trunk road from the site.*

06. Prior to commencement of the development details of the driveway surfacing and drainage shall be agreed with the local planning authority to ensure that the proposed permeable block paving will drain the area without discharge to the highway. The combination of the permeable blocks paving, soakaway and any back of footway cut-off drainage channel shall be carried out in accordance with the details agreed by the local planning authority.

Reason: *In the interest of road safety to ensure that water and detritus do not enter the trunk road from the site.*

07. The width of the access opening at the boundary with the public footway shall measure no less than 4 metres.

Reason: *To ensure adequate visibility so that the safety of users of the footway is not put at risk.*

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's attention is drawn to the Highways Agency's design requirements for the access and the diagram appended to this decision showing the measurements to be adhered to in order to ensure the necessary sight lines in the construction of the access.