ADUR DISTRICT COUNCIL

Mr Daniel Harding
Hapa Architects
11 The Old Steine
BRIGHTON
BN1 1EJ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1930/20

Details of Development
VARIATION OF CONDITION 1 (APPROVED PLANS) OF AWDM/1283/18 (AMENDMENTS: USE OF MARBLE CLADDING INSTEAD OF SLATE AND GREY RENDER INSTEAD OF BRICK/WHITE RENDER; NEW ACCESS ROOFLIGHT; NEW FIRST FLOOR TIMBER PERGOLA AND LOUVRES TO REAR/SIDE; GLASS BALUSTRADE INSTEAD OF METAL; WIDENING OF REAR BRIDGE AND ADDITION OF GLASS BALUSTRADE; REMOVAL OF WINDOWS TO WEST SIDE; REMOVAL OF MAIN ROOF OVERHANG AND ADDITION OF OVERHANG TO REAR OF STUDIO; INCREASE IN SIZE OF CHIMNEY)

Location of Development
8 FAIRVIEW ROAD LANCING WEST SUSSEX BN15 0PA

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 November 2020.

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

G Peck

Gary Peck
Planning Services Manager
05/01/2021

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

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 PLANS	L-103F	25.11.2020
PROPOSED ELEVATIONS & EXTERNAL MATERIALS	L-104G	25.11.2020

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

02. The development shall be completed using the external materials and finishes specified in the application.

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

03. The existing trees/bushes/hedges on the western boundary of the site shall be protected for the duration of construction works in accordance with the details received 20 February 2018 under reference AWDM/1216/17 before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees/bushes/hedges or parts thereof which are removed without consent or die or are severely damaged or become seriously diseased during that period shall be replaced in the following planting season with trees/bushes/hedges of such size and species as may be agreed with the Local Planning Authority.

Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with policies 15 and 30 of the Adur Local Plan.*

04. Within three months of the date of this permission, full details of all landscaping works on the boundary with 10 Fairview Road and the proposed times of planting shall be submitted to and 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 policies 15 and 30 of the Adur Local Plan.*

05. The development shall be carried out in accordance with the approved Construction Method Plan received 20 February 2018 under reference AWDM/1216/17 and shall be adhered to throughout the construction period.

Reason: *In the interests of highway safety and amenity having regard to policies 15 and 34 of the Adur Local Plan.*

06. No work in connection with this development shall take place on the site except between the hours of

8.00 am and 6.00 pm on Mondays to Fridays inclusive
8.30 am and 1.00 pm on Saturdays

nor at any time on Sundays or Public and Bank Holidays.

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

07. The first floor windows in the side elevations of the dwelling hereby permitted shall be obscure-glazed and non-opening and they shall not subsequently be altered in any way.

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

08. The ground floor windows in the west side elevation of the dwelling hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.

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

09. No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.

Reason: *In the interests of road safety having regard to policies 15 and 28 of the Adur Local Plan.*

10. The building shall not be occupied until all surface water drainage works have been carried out in accordance with the details as approved under application reference AWDM/0973/19. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

Reason: *To ensure adequate drainage and to comply with policy 36 of the Adur Local Plan.*

11. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

    Reason: *To provide car-parking space for the use having regard to policies 15 and 28 of the Adur Local Plan.*

12. 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), 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.*

13. 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 part of the roof of the building hereby permitted shall be converted into or used as a balcony or roof terrace nor shall any access be formed thereto other than for maintenance or emergency escape.

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

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.

Ref: AWDM/1930/20

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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 on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).