Adur District Council

Planning, Regeneration and Wellbeing

Beecham Moore Partnership
50 Beaconsfield Villas
Brighton
East Sussex
Bn1 6HD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1359/12

Details of Development
PART RETROSPECTIVE APPLICATION FOR MINOR MATERIAL AMENDMENT TO TERRACE OF THREE HOUSES (IN PLACE OF EXISTING DETACHED BUNGALOW) APPROVED UNDER PLANNING PERMISSION L/35/04/TP (32-34 WEST LANE)

Location of Development
32 WEST LANE LANCING WEST SUSSEX BN15 9RS

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 21st November 2012.

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
20/12/2012

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. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH2) or the policies of the South East Plan (CC1, CC6, BE1)

Conditions

01. No dwelling shall be occupied until details of walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and such walls and/or fences as have been approved have been erected.

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

02. The dwellings shall not be occupied until the parking provision, cycle storage facilities and access facilities shown on Drawing No: 0401-220/C approved under planning permission L/35/04/TP 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 proposed dwellings.

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

03. The access to plot 1 shall not exceed 3 metres in width and shall be laid out to provide visibility splays on each side of its junction with the existing public highway. These splays shall be 1 metre by 1 metre on each side of the access based on the existing highway boundary. No other work shall be carried out on the site 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.

Reason: *In the interests of highway safety.*

04. Unless otherwise approved in writing by the Local Planning Authority, the dwellings shall not be occupied unless and until the landscaping scheme (comprising the Landscape Planting Schedule and Landscaping Plan No: 0401-228/O) approved on 28 April 2005 under Condition 10 of L/35/04/TP has been implemented.

Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan.*

05. 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), the proposed dwellings shall not be extended [or any incidental building over 5 cubic metres in volume erected within their curtilage].

Reason: *In the interests of amenity and the environment having regard to saved policy AH2 of the Adur District Local Plan.*

06. 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 north and south side elevations of the dwellings.

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

07. The windows in the north and south side elevations of the dwellings 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 shall not subsequently be altered in any way.

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

08. The dwellings hereby permitted shall not be occupied until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and such drainage works as approved have been carried out. 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 of the site.*

09. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Site Location Plan	Date Received: 21 Nov 2012
Drawing No: 2294/01	Date received: 21 Nov 2012
Drawing No: 2294/02/B	Date Received: 21 Nov 2012

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

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/1359/12