Adur District Council

Planning, Regeneration and Wellbeing

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

APPROVAL OF RESERVED MATTERS

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

APPLICATION NUMBER: AWDM/1267/13

In pursuance of their powers under the above-mentioned Act and Order for the reason stated hereunder the Council hereby notify their APPROVAL of the following application comprising:

Details of Development
APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO PLANNING PERMISSION ADC/0229/10 RELATING TO APPEARANCE, LANDSCAPING AND SCALE

Location of Development
1 FRESHBROOK ROAD LANCING WEST SUSSEX BN15 8DA

being matters reserved for the subsequent approval of the Local Planning Authority in the permission granted in response to Outline Application No. ADC/0229/10 subject to compliance with the additional conditions specified hereunder.

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
14/01/2014

PTO

ADUR DISTRICT COUNCIL
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Ref: AWDM/1267/13

SCHEDULE

Reserved Matters

Appearance, Landscaping and Scale

Reasons for Granting Approval

01. The Reserved Matters application provides satisfactory details in respect of scale, appearance and landscaping and 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.

Conditions

01. This permission relates to the following approved plans:

Drawing No: 10/574/01 rev A	Date Received:	7 October 2013
Drawing No: 10/574/02 rev A	Date Received:	7 October 2013
Drawing No: 10/574/03 rev A	Date Received:	7 October 2013
Drawing No: 10/574/05	Date Received:	7 October 2013

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

02. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include matters such as:-

i) Means of enclosure, including full details of the proposed boundary walls, railings and gates to be erected;
ii) Hard surfacing materials;

Soft landscape works shall include planting plans; written specifications; schedules of plants stating species, sizes and numbers/densities; and the implementation programme. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be completed before any part of the development is occupied or in accordance with the implementation programme approved in writing by the Local Planning Authority.

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