ADUR DISTRICT COUNCIL

Mr Carl Moore
Atterbury Moore Associates
Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
BN133UT

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1346/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (MATERIALS), 4 (CYCLE PARKING), 6 (EV CHARGING), 9 (CMP), 10 (WATER CONSUMPTION), 12 (HEDGE PROTECTION) AND 14 (BOUNDARY TREATMENT) OF APPLICATION NUMBER AWDM/0797/23.

Location of Development
88 CRABTREE LANE LANCING WEST SUSSEX BN15 9PN

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

GPeck

Gary Peck
Planning Services Manager
30/10/2023

SCHEDULE

Approved Date - 30/10/2023

3 No development above slab level shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Approved Date - 30/10/2023

4 No part of the development shall be first occupied until covered and secure cycle parking facilities have been provided in accordance with plans to be submitted to and approved in writing by the Local Planning Authority. Such facilities shall thereafter be retained solely for the purpose of storing bicycles.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and having regard to policies 15 and 28 of the Adur Local Plan.*

Approved Date - 30/10/2023

6 No part of the development shall be first occupied until electric vehicle charging points have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of sustainability and having regard to policy 28 of the Adur Local Plan and WSCC Guidance on Parking at New Developments (Sept 2020).*

Approved Date - 30/10/2023

9 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters: the anticipated number, frequency and types of vehicles used during construction; the method of access and routing of vehicles during construction; the parking of vehicles by site operatives and visitors; the loading and unloading of plant, materials and waste; the storage of plant and materials used in constructing the development; the erection and maintenance of security hoarding; a commitment to no burning on site; the provision of wheel washing facilities; details of public engagement both prior to and during construction works; methods to control dust from the site.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

Approved Date - 30/10/2023

10 The new dwellings shall be constructed and fitted out so that the potential consumption of wholesome water by persons occupying the dwelling will not exceed 110 litres per person per day. The dwellings shall not be occupied unless the notice for that dwelling of the potential consumption of wholesome water per person per day required by the Building Regulations 2010 (as amended) has been given to the Local Planning Authority.

Reason: *In the interests of sustainability and having regard to policy 18 of the Adur Local Plan.*

Approved Date - 30/10/2023

12 No development, including site works of any description, shall take place on the site unless and until the hedge on the eastern boundary of the site has been protected in accordance with details to be submitted to and approved in writing by the local planning authority. Within the area so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without he prior written approval of the Local Planning Authority. If any excavations are required in the fenced off areas they shall be undertaken and backfilled only by hand and any roots encountered with a diameter of 25 mm or more shall be left un-severed.

Reason: *To protect the hedge from damage in the interests of amenity and to comply with policies 15 and 30 of the Adur Local Plan.*

Approved Date - 30/10/2023

14 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved detail before the buildings are occupied. Thereafter the approved boundary treatment shall be retained permanently.

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

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
EMAIL FROM CARL MOORE		19.10.2023
SUPPORTING LETTER		17.10.2023
PROPOSED ELEVATIONS	04	17.10.2023
WATER CALCULATIONS		26.09.2023

Reference/Drawing Number	Version	Date Rec
PROPOSED GARDEN PLAN		26.09.2023
PROPOSED SITE MANAGEMENT PLAN		26.09.2023

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