Adur District Council

Planning, Regeneration and Wellbeing

Mrs Brenda Sharman
84 Old Shoreham Road
Lancing
West Sussex
BN15 0QZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1049/11

Details of Development
APPLICATION TO WIDEN EXISTING VEHICULAR ACCESS AND PROVISION OF BLOCK PAVED HARD STANDING

Location of Development
84 OLD SHOREHAM ROAD LANCING WEST SUSSEX BN15 0QZ

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 20th December 2011.

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
06/02/2012

ADUR DISTRICT COUNCIL

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Ref: AWDM/1049/11

SCHEDULE

Reasons for Granting Permission

01. The proposed vehicular access and hardstanding would not detract from highway safety nor conflict with the saved policies of the Adur District Local Plan (AG1).

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. The access shall be laid out to provide visibility splays on each side of its junction with the existing public highway. These splays shall be 2 metres by 2 metres 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.*

03. The hardstanding hereby approved shall be laid out to ensure space in front of the dwelling is retained to enable the manouvering of vehicles so that they enter and exit the A27 Trunk Road in a forwards gear only. This is to be done in accordance with a plan to be agreen in writing by the Local Planning Authority and thereafter retained.

Reason: *In the interests of highway safety.*
04. The hard surface hereby shown on the approved drawings shall be constructed and thereafter retained using only permeable material(s) and/or a permeable construction or alternatively provision shall be made and thereafter retained to direct surface run-off from the hard surface(s) to a permeable or porous area or surface within the curtilage of the site.

Reason: *To reduce the risk of localised flooding and in the interests of sustainability having regard to 'Planning and Climate Change' Supplement to PPS1.*

05. This permission relates to the following approved plans:-

Title: 1:1250 Site Location Plan. Date received: 20.12.11.
Title: Proposed Vehicular Access Plan. Date received: 20.12.11.

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

Informatives / Notes to Applicant

01.No use of the vehicular accesses shall take place until satisfactory kerb and pavement crossings between the boundary of the site and the adjoining carriageway have been constructed. The requisite specification can be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham Common, Clapham, Worthing, West Sussex BN13 3UR. There shall be no drainage of surface water from the property onto the highway.