Adur District Council

Planning, Regeneration and Wellbeing

Mr Lee Popkiewicz-Smith
65 Old Shoreham Road
Shoreham-By-Sea
West Sussex
BN43 5TF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0750/13

Details of Development
PROPOSED VEHICULAR ACCESS

Location of Development
65 OLD SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5TF

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 11th July 2013.

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
04/09/2013

SCHEDULE

Reasons for Granting Permission

01. The proposed vehicular access would assist in reducing on street parking and would not detract from highway safety. It would consequently not conflict with saved policy AG1 of the Adur District Local Plan, Manual for Streets or the National Planning Policy Framework.

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 development hereby approved shall be carried out in accordance with the following approved plans: -

    Amended plan showing dropped kerb at 6metres - received 1st September 2013

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

Informatives / Notes to Applicant

01. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

03. No use of the vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. The requisite specification can be obtained from Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB

    Email: cdbs.coastal@westsussex.gov.uk
    Phone: 01243 642105