Adur District Council

Planning, Regeneration and Wellbeing

Mr David Talbott
77 First Avenue
Lancing
West Sussex
BN15 9QF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1583/13

Details of Development
VEHICULAR CROSSOVER

Location of Development
77 FIRST AVENUE LANCING WEST SUSSEX BN15 9QF

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 3rd January 2014.

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
12/02/2014

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
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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. Prior to use of the dropped kerb and hardstanding the access shall be laid out to provide pedestrian visibility splays on each side of its junction with the existing public highway of 2 metres x 2 metres on each side of the access based on the existing highway boundary. Thereafter visibility splays shall be kept free from any obstruction to visibility in excess of 0.6 metre above the level of the adjoining carriageway.

    Reason: *In the interests of highway safety.*

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 the Area Highway Engineer, Coastal Team, Community Development and Big Society, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex, BN13 2QB. There shall be no drainage of surface water from the property onto the highway.

    Reason: *In the interests of highway safety.*

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

    Unnumbered plans and particulars deposited 3 January 2014

    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.

02. The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works. Phone: 01243 642105.