Adur District Council

Planning, Regeneration and Wellbeing

Mrs Kelly Galton
56 Cokeham Road
Sompting
Lancing
West Sussex
BN15 0AG

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/0375/12

Details of Development
**VEHICULAR ACCESS**

Location of Development
**56 COKEHAM ROAD SOMPTING LANCING WEST SUSSEX BN15 0AG**

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 April 2012.

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
30/05/2012

PTO

ADUR DISTRICT COUNCIL
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**Ref: AWDM/0375/12**

## SCHEDULE

### Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or from highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

### 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 not exceed 3 metres in width and 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 not be used unless and until a 1.5m deep kerb of a bound material, or other suitable gravel trap is installed the entire width of the access, the details of which shall be agreed in writing by the Local Planning Authority.

    **Reason**: *In the interests of highway safety.*

04. The hardstanding shall be used for purposes incidental to the enjoyment of the dwellinghouse only and shall not be used for the parking of a commercial vehicle.

    **Reason**: *In the interests of the visual and residential amenities of the locality having regard to saved policies AG1 and AH7 of the Adur District Local Plan.*

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

    Plan No: 1:1250 Location Plan. Date Received: 03.04.12.
    Plan No: 1:200 Block layout plan. Date Received: 03.04.12.

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