Adur District Council

Planning, Regeneration and Wellbeing

Mel Humphrey
39 Northease Drive
Hove
East Sussex
BN3 8PQ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1184/12

Details of Development
ATTACHED 3-BEDROOM TWO-STOREY HOUSE WITH PARKING (IN PLACE OF EXISTING SINGLE-STOREY SIDE EXTENSION)

Location of Development
21 GROVER AVENUE LANCING WEST SUSSEX BN15 9RG

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 1st October 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
19/02/2013

SCHEDULE

Reasons for Granting Permission

01. The proposed development would make an efficient use of this site, and would help meet a need for additional housing within a sustainable location. The scale, form and detailed appearance of the proposed dwelling would be in-keeping with the character of surrounding development. The proposed layout would provide an adequate standard of accommodation for future occupiers albeit slightly below the minimum standards set out in the Council's guidance. The proposed development can take place without unacceptable impact on the amenities of adjoining residential occupiers and without detraction from highway safety. It therefore does not conflict with the saved policies of the Adur District Local Plan (AG1, AH2) or the policies of the South East Plan (SP3, CC1, CC6, H1, H2, H4, H5, H6, T4, BE1, SCT5).

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

'Existing Details' Revision A Date received: 01.11.2012
'Proposed Details' Date received: 01.11.2012
'Side Elevation' Date received: 01.10.2012

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

03. The external materials of the walls and roof (to include bonnet hip tiles) of the dwelling hereby permitted shall match those of the existing dwelling in accordance with details and samples to be submitted to and approved in writing prior to the commencement of the development on the site.

Reason: *In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

04. The windows of the dwelling hereby permitted (including the heads, cills and the set back of the window from the external wall face) shall match those of the existing dwelling.

Reason: *In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

05. The eaves and soffit of the dwelling hereby permitted shall match the dimensions and design of the eaves and soffit detail of the existing dwelling.

Reason: *In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

06. Prior to the commencement of the development hereby permitted, a drawing detailing the construction, external finish and design of the proposed porch shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall only be carried out in accordance with the agreed details.

Reason: *In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

07. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or any incidental building over 5 cubic metres in volume erected within its curtilage.

Reason: *In the interests of amenity and the environment having regard to saved policy AH2 of the Adur District Local Plan.*

08. No works or development shall take place unless and until full details of all hard and soft landscaping works including details of all existing trees/hedges to be retained and a detailed schedule of proposed soft planting and the proposed times of planting have been approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the agreed details (and times). Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policy AB26-27 of the Adur District Local Plan.*

09. No development shall take place unless and until details of all boundary walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the dwelling hereby permitted shall not be occupied until such walls and/or fences as agreed have been erected and shall thereafter be retained.

Reason: *In the interests of amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

10. The dwelling shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the proposed dwelling.

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

11. Secure, covered cycle storage shall be provided prior to first occupation of the dwelling hereby permitted in accordance with details to be submitted and approved in writing by the Local Planning Authority.

    Reason: *To encourage and provide for a sustainable non-car mode of transport.*

12. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and between the hours of 8.00 and 13.00 on Saturdays. No works shall take place on Sundays or on Bank or Public Holidays.

    Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

13. No development shall take place, including any works of demolition, unless and until a Construction Method Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Plan and shall be adhered to throughout the construction period. The Plan shall provide for:-
    (i) the parking of vehicles of site operatives and visitors;
    (ii) loading and unloading of plant and materials;
    (iii) storage of plant and materials used in constructing the development;
    (iv) wheel-washing facilities; and
    (v) measures to control the emission of dust and dirt during construction.

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

14. The development hereby permitted shall not be commenced until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the dwelling shall not be occupied until all surface water drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. The submitted details shall include design calculations in accordance with BRE Digest 365, based on soakage trial pit test results and soil infiltration rates and evidence of local ground water levels at the site.

    Reason: *To ensure adequate surface water drainage.*

Informatives / Notes to Applicant

01. 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.

02. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

03. All Planning applications resulting in new properties or streets being developed, /or changes to existing properties - either residential or commercial - must be processed by the Naming and Numbering Team. Developers should contact the team to obtain the new addressing before work starts on site. Fees are payable for this service with increased charges for retrospective addressing.

Please contact the Street Naming and Numbering Team at Corporate Information, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone: 01903 221479/01903 221480 Email: llpg3835@adur-worthing.gov.uk or alternatively visit our website www.adur-worthing.gov.uk/naming-and-numbering where you can find further information and an on-line application form.