Adur District Council

Planning, Regeneration and Wellbeing

Mr Richard Seymour
Circle 25
25 St Johns Road
Polegate
East Sussex
BN26 5BN

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0334/13

Details of Development

DEMOLITION OF NOS.82 AND 88 UNDERDOWN ROAD AND COMMERCIAL UNIT ON LAND REAR OF 77-83 SOUTHVIEW ROAD (81A) AND ERECTION OF 13 DWELLINGS IN 3 TERRACED BLOCKS (4 X 3-BED HOUSES FRONTING AND ACCESSED FROM UNDERDOWN ROAD WITH 4 X 3-BED AND 5 X 2-BED DWELLINGS SERVED BY EXISTING ACCESS BETWEEN 77-83 SOUTHVIEW ROAD) PLUS 20 PARKING SPACES (4 SPACES AT FRONT OF DWELLINGS IN UNDERDOWN ROAD AND 16 SPACES TO SERVE DEVELOPMENT OFF SOUTHVIEW ROAD)

Location of Development

82 AND 88 UNDERDOWN ROAD AND LAND REAR OF 77 – 83 SOUTHVIEW ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4HL

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 22nd March 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
14/10/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH2) or the policies of the National Planning Policy Framework

Conditions

01. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. No development shall take place until samples of the materials and finishes to be used on the external surfaces of the proposed buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

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

03. No development shall take place until a detailed construction plan for the parking spaces, cycle storage, access and turning facilities shown on the approved plans has been submitted and approved in writing by the Local Planning Authority. The parking spaces, cycle storage, access and turning facilities shall be provided in accordance with the approved construction plan prior to first occupation of the development hereby permitted and thereafter shall be retained for their designated use.

Reason: *In the interests of amenity and highway safety and having regard to the National Planning Policy Framework.*

04. No dwellings shall be occupied until vehicular and pedestrian visibility splaya have been constructed in accordance with details to be submitted and approved by the Local Planning Authority. The approved splays shall thereafter be maintained and kept free from obstruction up to a height of 600mm.

Reason: *In the interests of amenity and highway safety and having regard to the National Planning Policy Framework.*

05. No development shall take place until details of the proposed finished floor levels of the development in relation to the existing and proposed site levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: *In the interests of amenity and the environment having regard to saved policy AG1 of the Adur District Local Plan.*

06. No development shall take place until plans and details of the positions, designs, materials and types of boundary treatment to be erected, including soft planting, has been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in accordance with the approved details prior to the first occupation of the development hereby permitted, and shall thereafter be retained permanently.

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

07. No buildings on the site shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity.*

08. No development shall take place until detailed proposals have been submitted to and approved in writing by the Local Planning Authority to protect the development and neighbouring buildings from flood risk. The development shall be constructed in accordance with the approved details.

Reason: *To reduce the risk of flooding in accordance with the National Planning Policy Framework.*

09. The parking areas and access road shown on the approved plans shall be constructed using permeable materials in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason: *To reduce the risk of localised flooding and in the interests of sustainability having regard to the National Planning Policy Framework*

10. No development shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework.*

11. The first floor windows in the side elevations of Plots A1 and A4 shall at all times be obscured glazed and non-opening below 1.7m above the floor levels of the room in which they are installed, and they shall be permanently retained in that form.

Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

12. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any order revoking and re-enacting that Order with or without modification, no development within Classes A, B, D and E of Part 1 of the Schedule shall be carried out at the approved dwellings.

Reason: *In view of the limited area of the site and the proximity to neighbouring dwellings in the interests of amenity and the environment having regard to saved policy AH2 of the Adur District Local Plan.*

13. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement and shall be adhered to throughout the construction period. The Statement 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) the anticipated number, frequency and types of vehicles used during construction,
(v) the method of access and routing of vehicles during construction,
(vi) the erection and maintenance of security hoarding,
(vii) the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
(viii) measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security,
(ix) details of public engagement both prior to and during construction works.

And that:
(x) demolition and construction works shall not take place outside the hours of 08.00 hours to 18.00 hours Monday to Friday; and 09.00 hours to 13.00 hours on Saturdays, and at no time on Sundays or Bank holidays

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

14. The development hereby permitted shall be carried out in accordance with the following approved plans:
12038_LP_01 Rev A received:28 March 2013
12038_SL_01 Rev B received:10 May 2013
12038_HT01 Rev A received: 22 March 2013
12038_HT02 Rev B received: 10 May 2013
12038_HT03 Rev B received:10 May 2013

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 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. You are advised to contact the Council's Environmental Health section for a demolition notice under the Building Act 1984 prior to any demolition taking place.