Adur District Council

Planning, Regeneration and Wellbeing

Mr Ben Whitby
BJW Architectural
15 West Street
Shoreham By Sea
West Sussex
BN43 5WF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0583/12

Details of Development
DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF 3 BEDROOM CHALET BUNGALOW

Location of Development
68 THE MEADWAY SHOREHAM-BY-SEA WEST SUSSEX BN43 5RP

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 May 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
17/07/2012

PTO

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 relevant South East Plan (GOSE 2009) policies SP3, BE1, CC1, CC4, CC6, H4, H5, T4, BE2, and Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH5, AH7

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 except where specified elsewhere in a condition imposed on this permission:-

(Excluding Block Plan) Drawing No. 05 Titled Location and Block Plan dated and deposited 22-05-2012
Drawing No. 01 Rev B Titled Elevations As Proposed dated and deposited 28-06-2012
Drawing No. 02 Rev B Titled Plans As Proposed dated and deposited 28-06-2012
Drawing No. 03 Rev A Titled Proposed Roof & Site Plan dated and deposited 22-05-2012
Drawing No. 07 Rev B Titled Elevations As Proposed dated and deposited 28-06-2012

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

03. The building shall not be occupied unless a final Code Certificate from an accredited assessor has been submitted to the Local Planning Authority to certify that the development hereby permitted has been designed and built to achieve at least Level 3 of the Government's Sustainable Homes Code.

Reason: *To ensure that the development is sustainable having regard to the National Planning Policy Framework.*

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04. The building hereby approved shall be not occupied unless and until details of the porous and permeable construction of all hard standing has been agreed in writing by the Local Planning Authority. The hard standing shall be completed on site in accordance with the agreed details.

Reason: *To avoid the risk of localised flooding and in the interests of sustainable development having regard to Adur saved local plan policy AP4.*

05. The building hereby approved shall be not occupied unless and until all the boundary treatment has been provided on the site in accordance with the approved drawings. The boundary treatment so provided shall be retained permanently.

Reason: *In the interests of visual amenity having regard to saved policy AH7 of the Adur Local Plan.*

06. The building shall not be occupied until the parking spaces have been provided in accordance with the approved plans. The areas of land so provided shall not thereafter be used for any purpose other than parking of vehicles incidental to the use of the dwellinghouse.

Reason: *In the interests of amenity and highway safety and having regard to Policy T4 of The South East Plan and National Planning Policy Framework.*

07. All planting, seeding or turfing comprised in the approved details of the soft landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development 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.

The new specimen tree to the front garden shall be a Holly.

The existing Holm Oak tree and hedging to the front boundary shall be retained, together with measures implemented on the site for their protection in the course of development, in accordance with details to be submitted to and approved in writing by the local planning authority..

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

08. 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), no windows or other openings (other than as hereby approved) shall be formed above eaves height in the dwellinghouse building hereby approved.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

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09. 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 dwellinghouse building hereby approved shall not be extended or altered 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.*

10. The rooflights serving the bathroom and store, as shown on the approved plans, shall be obscure glazed at all times.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

11. Notwithstanding the details shown on the plans hereby submitted, the first floor bedroom window in the rear elevation of the building hereby permitted shall, at all times, be obscure glazed in its entirety and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. 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