Adur District Council

Planning, Regeneration and Wellbeing

David Dyson
1 Mill Hill
SHOREHAM-BY-SEA
BN43 5TG

Our Ref: ADC/0477/07

Date: 4 August 2009

Dear Mr Dyson,

Land to south of 1 Mill Hill, Shoreham-by-Sea: New dwellinghouse: Submission of details pursuant to conditions of permission ADC/0477/07

I refer to your letter of 10 July 2009, with accompanying plans 891.06.08 & 36/01/02, and I apologise for not replying sooner. My responses are as follows:-

Condition 2 (walls and fences)

I confirm approval of the details specified on plan 891.06.08, namely retention of existing west side fence and north side retaining wall/conifer hedge and, on the east side (front), the erection of 1.1m high timber post and rail fence along the line of visibility splays.

Condition 3 (construction details of parking and access facilities)

I confirm approval of the details shown on plan 891.06.08, with a brick paver surface. Please let me know the proposed type of pavers and their colour.

Condition 4 (access to WSCC specification)

You need to contact WSCC direct as stated in the condition.

Condition 5 (vehicular turning space construction)

I confirm approval of the details shown on plan 891.06.08 as per condition 3 above.

Condition 6 (access width and pedestrian visibility splays)

The details shown on plan 891.06.08 conform with this condition.

Condition 7 (vehicular visibility splays)

The details shown on plan 891.06.08 conform with this condition.

Condition 8 (provision for contractors vehicles, materials, etc)

I confirm approval of the details shown on plan 891.06.08.

Condition 10 (wheel cleaning of contractors' vehicles)

I confirm approval of the details shown on plan 891.06.08.

Condition 11 (landscaping scheme)

I note that, where the existing hedge has to be removed to form the visibility splays, you intend to plant a new hedge of laurel and aucuba. However, on checking the condition it refers to 'the planting a new hedge of native species including evergreens'. Clearly the intention of the condition was to achieve as natural rural appearance as possible, retaining the character of a country lane. Laurel and aucuba, although having the benefit of rapid growth and leaf retention throughout the year, have a more suburban character. They also grow very wide and may take up too much space.
In the circumstances of this case, I think it would be best to postpone a decision on the details under this condition until the bank has been excavated and graded as shown on the approved plans and the new access formed. It would then be easier to judge the most appropriate type of species for the new hedge and, in the meantime, I would request you give further thought to the matter.
Accordingly, I agree to vary this condition to require approval of these details prior to construction of the house above first floor level rather than before commencement of development.

Condition 12 (schedule of external materials)

The Council's previous letter of 7 December 2007 approved the proposed bricks and roof tiles for the house, with the same bricks for the retaining walls. I understand that you intend to adhere to these materials but please let me know if there is to be any change (eg. if there is difficulty in obtaining them).

Condition 13 (revised plans)

The Council's previous letter of 7 December 2007 approved further revised plans 891.06.02B and 03B in substitution for those originally approved. However, I would suggest, on the elevations, you may wish to consider adjusting the position of the east side window in bedroom 2 to move it further away from the edge of the roof (and also the livingroom window beneath).

Condition 14 (floor and ground levels)

I confirm approval of the details shown on plan 36??/01/02.

Yours sincerely,

Keith Morgan
Planning Services Manager