JANUARY 2013

Adur District Council

Planning, Regeneration and Wellbeing

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/0718/15
DATE VALID	19 MAY 2015

Mr Ben Harvey
Liam Russell Architects Ltd
3 Broad Reach Mews
Ropetackle
Shoreham-By-Sea
West Sussex
BN43 5EY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1404/12

Details of Development
ERECTION OF 6 HOUSES (5 X TWO BEDROOM AND 1 X ONE BEDROOM) WITH 9 PARKING SPACES AND NEW ACCESS FROM BUSTICLE LANE.

Location of Development
LAND AT 60 TO 66 BUSTICLE LANE SOMPTING WEST SUSSEX

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 16th November 2012.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
10/01/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and, while of a high density and slightly below expected space and amenity standards, it would help meet the need for additional housing without detracting from the existing local urban environment and is an improvement on the extant permission for flats on the site. There will be some impact on neighbouring dwellings but overall 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 policies of the Adur District Local Plan (AG1, AH2, AH5, AB23, AB25-27) and the South East Plan (SCT1, SCT5, SP3, CC6, H1-2, H5, BE1-2)

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. No development shall take place until details of walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such walls and/or fences have been erected and they shall thereafter be retained permanently.

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

03. The dwellings shall not be occupied until the parking spaces, turning space 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, turning and parking of vehicles incidental to the use of the proposed dwellings.

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

04. The secure, covered cycle parking shown on the plans shall be provided prior to commencement of use of the dwellings hereby approved and shall thereafter be retained permanently solely for such purposes.

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

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05. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings 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 approved details of hard landscaping shall be completed prior to occupation of the buildings.

Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan.*

06. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed dwellings has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

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

07. No dwellings 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 the approved details.

Reason: *In the interests of amenity.*

08. The development hereby permitted shall not be commenced until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the dwellings shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

Reason: *To ensure adequate drainage and to comply with policy AP4 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 proposed dwellings shall not be extended or altered by means of any development as set out within Classes A, B, C, D and E of Part 1 of the Schedule to that Order.

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

10. This permission relates to the following approved plans received 16 November 2012:

Drawing No. 0564-PA-010 Rev B (Block Plan, Location Plan, Site Plan)
Drawing No. 0564-PA-011 Rev A (Proposed Ground and First Floor Plans)
Drawing No. 0564-PA-012 Rev A (Proposed West and Contextual Elevations)
Drawing No. 0564-PA-013 Rev A (Proposed Sectional/Elevations AA + BB + CC)
Drawing No. 0564-PA-014 Rev A (Proposed Roof Plan)
Drawing No. 0564-PA-015 Rev A (Proposed Sectional DD + EE)

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 pre-application 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.