Appeal by Ms Vicky Portwain
18 Southdown Road, Shoreham-by-Sea, West Sussex, BN43 5AN
APP/Y3805/A/14/2213324
List of Suggested Conditions Should the Appeal be Allowed

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission
   Reason – To comply with Section 91 of the Town and Country Planning Act 1990

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out 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

3. No development shall be carried out (including demolition) until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The Construction Method Statement shall include a limitation on working to 8am-6pm Monday-Friday and 9am -1pm Saturdays, with no working on Sundays and Public Holidays, plus details of contractors' storage on site.
   Reason – To protect adjoining residential occupiers from unnecessary noise and disturbance during the construction process having regard to saved policy AH2 of the Adur District Local Plan and the National Planning Policy Framework

4. The development hereby permitted shall not be occupied until the access improvements have been carried out and the parking space has been provided on site in accordance with the approved plans (drawing SR09 Block Plan received 9 August 2013 & Appendix 3 – Drawing showing section of rear boundary wall to be removed received 29 July 2013). The parking space shall thereafter be kept available for occupants of the accommodation hereby approved.
   Reason – In the interests of highway safety

5. The holiday accommodation hereby permitted shall not be used for any residential purpose other than holiday use by the same person, group of persons or family (up to a maximum of 2 adults and 1 child at any time) for periods not exceeding a total of 14 consecutive days within any one calendar month. A register of holidaymakers shall be kept which shall be made available for inspection, with 24 hours notice, by an authorised officer of the Local Planning Authority.
   Reason – To ensure that the building is not used as permanent residential accommodation in the interests of amenity and to preserve the character of the area having regard to saved policies AG1, AH2 and AB4 of the Adur District Local Plan.

6. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Drawing Nos. SRIF001 (Internal Floor Plan), 18 SR002 (Illustrative Internal Space), 18SR003 (Illustrative Internal Space), 18SR004 (Illustrative Internal Space), 18SR-01A (Floor Plan), 18SR-05A (East Elevation) received 6 September 2013, Appendix 3 – Drawing showing section of rear boundary wall to be removed, Track-01, 18S-02, 18SR-03, 18SR-04, 18SR-08, 10741212 received 29 July 2013, 18SR-09 received 9 August 2013
   Reason – For the avoidance of doubt and in the interests of proper planning