Adur District Council

Development Management

Mr Carl Moore
Atterbury Moore Associates
Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex
BN13 3UT

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1571/17

Details of Development
PROPOSED 2 BEDROOM END OF TERRACE HOUSE ATTACHED TO NO. 21 ST JULIANS CLOSE WITH SINGLE-STOREY REAR EXTENSION. ALTERATIONS TO NO. 21 ST JULIANS CLOSE INCLUDING SINGLE-STOREY REAR EXTENSION AND REAR DORMER. A TOTAL OF 4 NO. PARKING SPACES TO SERVE BOTH DWELLINGS WITH NEW VEHICULAR ACCESS.

Location of Development
21 ST JULIANS CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 6LF

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 17th October 2017.

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

G Peck

Gary Peck
Planning Services Manager
04/12/2017

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
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SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
EXISTING ELV/LOCATION PLAN	Drg No AD-179-01	30.11.2017
EXISTING SITE PLAN	Drg No AD-179-02	30.11.2017
PROPOSED S, N & W ELEVATIONS	Drg No AD-179-08/A	30.11.2017
EXISTING/PROPOSED FIRST FLOOR	Drg No AD-179-06/A	30.11.2017
EXISTING/PROPOSED GROUND FLOOR	Drg No AD/179/05/A	30.11.2017
PROPOSED SECOND FLOOR	Drg No AD-179-07/A	30.11.2017
PROPOSED SITE PLAN	Drg No AD-179-03/B	30.11.2017
SITE PLAN/PROPOSED EAST ELEVATIONS & SECTION	Drg No AD-179-04	30.11.2017
FOUL AND SURFACE WATER STATEMENT		30.10.2017

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

02. 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.*

03. The external walls and roof of the proposed dwelling and extension hereby permitted shall, prior to first occupation, be completed to match those of the existing building at 21 St Julians Close.

Reason: *In the interests of visual amenity and to comply with saved policies AH2 and AH7 of the Adur District Local Plan and policy 15 of the submission Adur Local Plan as modified in accordance with the Inspectors recommendations.*

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04. No part of the development shall be first occupied until the car parking spaces and dropped kerb vehicle crossover have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: *To provide car-parking space for the use and policy 15 of the submission Adur Local Plan as modified in accordance with the inspectors recommendations.*

05. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

06. No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: *To avoid undue congestion of the site and consequent obstruction to access.*

07. All works of demolition and construction, including the use of plant and machinery and any deliveries or collections necessary for implementation of this consent shall be limited to the following times:-

Monday Friday 08:00 to 18:00 Hours
Saturday 09:00 to 13:00 Hours
Sundays and Bank/Public Holidays no work permitted.

Reason: *In the interest of protecting residential amenity having regard to saved policy AG1 of the Adur District Local Plan and policy 15 of the submission Adur Local Plan as modified in accordance with the inspectors recommendations.*

08. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order with or without modification), the proposed and existing dwellings shall not be further 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.

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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 and policy 15 of the submission Adur Local Plan as modified in accordance with the inspectors recommendations.*

09. The development shall be carried out in full accordance with the submitted Foul and Surface Water Statement received 30 October 2017. The drainage works shall be completed prior to first occupation of the new dwelling.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to policy 37 of the submission Adur Local Plan as modified in accordance with the inspectors recommendations.*

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. The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

03. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

04. Precautionary land contamination

This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State online at https://acp.planninginspectorate.gov.uk or at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000).

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).