Adur District Council

Development Management

Mr S Brown
Woolf Bond Planning
The Mitfords
Basingstoke Road
Reading
RG7 1AT

APPROVAL OF RESERVED MATTERS

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1200/15

In pursuance of their powers under the above-mentioned Act and Order for the reason stated hereunder the Council hereby notify their APPROVAL of the following application comprising:

Details of Development

APPLICATION OF RESERVED MATTERS FOR APPROVAL OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE PURSUANT TO OUTLINE PLANNING PERMISSION AWDM/1340/14 WHICH PROVIDES FOR THE DEMOLITION OF ALL EXISTING REDUNDANT BUILDINGS AND STRUCTURE (INCLUDING HARNESS BLOCK) AND THE ERECTION OF UP TO 106 DWELLINGS WITH ASSOCIATED LANDSCAPING AND AMENITY SPACE, CAR PARKING AND FORMATION OF NEW VEHICULAR ACCESS TO UPPER SHOREHAM ROAD.

Location of Development

SOUTHLANDS HOSPITAL UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6TQ

being matters reserved for the subsequent approval of the Local Planning Authority in the permission granted in response to Outline Application No. subject to compliance with the additional conditions specified hereunder.

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
06/11/2015

Adur District Council
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SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:-

Drawing No P1146.GAR.01	Title: Single Garages - Plans and Elevations
Date received 10 August 2015	
Drawing No P1146.GAR.02	Title: Pair Garage - Plans & Elevations
Date received 10 August 2015	
Drawing No P1146.GAR.03	Title: Triple Garage - Plans & Elevations
Date received 10 August 2015	
Drawing No P1146.GAR.04	Title: Cycle Store - Plans & Elevations
Date received 10 August 2015	
Drawing No P1146.GAR.05	Title: Sub Station - Plans & Elevations
Date received 10 August 2015	
Drawing No P1146.BLKA.01 A	Title: Block A - Ground Floor
Date received 10 August 2015	
Drawing No P1146.BLKA.02 A	Title: Block A - First Floor
Date received 10 August 2015	
Drawing No P1146.BLKA.03 A	Title: Block A - Second Floor
Date received 10 August 2015	
Drawing No P1146.BLKA.04 A	Title: Block A - Roof Plan
Date received 10 August 2015	
Drawing No P1146.BLKA.05 A	Title: Block A - Front Elevation
Date received 10 August 2015	
Drawing No P1146.BLKA.06 A	Title: Block A - Side Elevation
Date received 10 August 2015	
Drawing No P1146.BLKA.07 A	Title: Block A - Rear Elevation
Date received 10 August 2015	
Drawing No P1146.BLKA.08 A	Title: Block A - Side Elevation
Date received 10 August 2015	
Drawing No P1146.BLKA1.01 A	Title: Block A1 - Ground Floor
Date received 10 August 2015	
Drawing No P1146.BLKA1.02 A	Title: Block A1 - First Floor
Date received 10 August 2015	
Drawing No P1146.BLKA1.03 A	Title: Block A1 - Second Floor
Date received 10 August 2015	
Drawing No P1146.BLKA1.04 A	Title: Block A1 - Roof Plan
Date received 10 August 2015	
Drawing No P1146.BLKA1.05 A	Title: Block A1 - Front Elevation
Date received 10 August 2015	
Drawing No P1146.BLKA1.06 A	Title: Block A1 - Side Elevation
Date received 10 August 2015	
Drawing No P1146.BLKA1.07 A	Title: Block A1 - Rear Elevation
Date received 10 August 2015	

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Drawing No P1146.BLKA1.08 A Title: Block A1 - Side Elevation
Date received 10 August 2015
Drawing No P1146.BLKB.02 B Title: Block B - First Floor
Date received 7 October 2015
Drawing No P1146.BLKB.03 B Title: Block B - Second Floor
Date received 7 October 2015
Drawing No P1146.BLKB.04 B Title: Block B - Third Floor
Date received 7 October 2015
Drawing No P1146.BLKB.05 Title: Block B - Roof Plan
Date received 10 August 2015
Drawing No P1146.BLKB.06 Title: Block B - Front Elevation
Date received 10 August 2015
Drawing No P1146.BLKB.07 A Title: Block B - Side Elevation
Date received 10 August 2015
Drawing No P1146.BLKB.08 A Title: Block B - Rear Elevation
Date received 7 October 2015
Drawing No P1146.BLKB.09 Title: Block B - Side Elevation
Date received 10 August 2015
Drawing No P1146.BLKB.01 A Title: Block B - Ground Floor Plan
Date received 10 August 2015
Drawing No P1146.01 K Title: Planning Layout
Date received 12 October 2015
Drawing No P1146.07 C Title: Enclosures Layout
Date received 12 October 2015
Drawing No TWWL19861 11A Sheets 1-5 Title: Landscape Proposals
Date received 7 October 2015
Drawing No TWWL19861 12A Sheets 1-3 Title: Hard Landscape Proposals
Date received 7 October 2015
Drawing No P1146.06 A Title: Refuse Layout
Date received 7 October 2015
Drawing No P1146.05 C Title: Building Tenure Plan
Date received 7 October 2015
Drawing No P1146.03 C Title: Parking Plan
Date received 7 October 2015
Drawing No P1146.02 C Title: Materials Layout
Date received 7 October 2015
Drawing No P1146.04 C Title: Building Heights Plan
Date received 7 October 2015
Drawing No P1146.SEC.01 A Title: Section - Acoustic fence (showing 4m high wall)
Date received 7 October 2015
Drawing No P1146.3BA.01 A Title: Type 3BA Plans and Elevations
Date received 7 October 2015
Drawing No P1146.3T.02 A Title: Type 3T Elevations - Brick
Date received 10 August 2015
Drawing No P1146.3T.01 A Title: Type 3T Floor and Roof Plans
Date received 10 August 2015
Drawing No P1146.3T.03 A Title: Type 3T Elevations - Timber Board
Date received 10 August 2015

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Drawing No P1146.2BA.01 A Date received 10 August 2015	Title: Type 2BA Brick - Plans & Elevations
Drawing No P1146.2BA.02 A Date received 10 August 2015	Title: Type 2BA Render - Plans & Elevations
Drawing No P1146.2B1.01 A Date received 10 August 2015	Title: Type 2B1 Brick - Plans & Elevations
Drawing No P1146.2B.02 A Date received 10 August 2015	Title: Type 2B Timber Board Plans & Elevations
Drawing No P1146.2B.03 A Date received 10 August 2015	Title: Type 2B Render Plans & Elevations
Drawing No P1146.2BF.01 Date received 10 August 2015	Title: Type 2BF Floor and Roof Plans
Drawing No P1146.2BF.02 Date received 10 August 2015	Title: Type 2BF Elevations
Drawing No P1146.2B.01 A Date received 10 August 2015	Title: Type 2B Brick Plans and Elevations
Drawing No P1146.3B.01 Date received 10 August 2015	Title: Type 3B Brick Plans & Elevations
Drawing No P1146.3B1.01 Date received 10 August 2015	Title: Type 3B1 Brick Plans & Elevations
Drawing No P1146.3B2.01 Date received 10 August 2015	Title: Type 3B2 Timber Board Plans & Elevations
Drawing No P1146.3B3.01 Date received 10 August 2015	Title: Type 3B3 Brick - Plans & Elevations
Drawing No P1146.3BA.01 A Date received 7 October 2015	Title: Type 3BA Plans & Elevations
Drawing No P1146.3BA1.01 Date received 10 August 2015	Title: Type 3BA1 Plans & Elevations
Drawing No P1146.3BA2.01 Date received 10 August 2015	Title: Type 3BA2 Plans & Elevations
Drawing No P1146.3BA3.01 Date received 10 August 2015	Title: Type 3BA3 Plans & Elevations
Drawing No P1146.4BA.01 Date received 10 August 2015	Title: Type 4BA - Floor & Roof Plans
Drawing No P1146.4BA.02 Date received 10 August 2015	Title: Type 4BA - Elevations
Drawing No P1146.4B.01 Date received 10 August 2015	Title: Type 4B - Floor & Roof Plans
Drawing No P1146.4B.02 Date received 10 August 2015	Title: Type 4B - Elevations - Brick
Drawing No P1146.4B.03 Date received 10 August 2015	Title: Type 4B - Elevations - Timber Board
Drawing No 15-016/1014A Date received 30 September 2015	Title: S38 Agreement Layout 1 of 2
Drawing No 15-016/1015A Date received 30 September 2015	Title: S38 Agreement Layout 2 of 2
Drawing No 15-016/006 C Date received 14 September 2015	Title: Proposed Layout showing vehicle turning and forward visibility

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Drawing No P1146.SS.202 A Date received 10 August 2015	Title: Streetscenes
Drawing No P1146.SS.201 A Date received 10 August 2015	Title: Streetscenes
Drawing No P1146.SS.102 A Date received 10 August 2015	Title: Upper Shoreham Road - Streetscene & Site Section
Drawing No 15-016/001A Date received 10 August 2015	Title: Proposed Access Road
Drawing No P1146.LP.01 Date received 10 August 2015	Title: Location Plan
Drawing No P1146.CP.01 Date received 10 August 2015	Title: Constraints Plan
Doc Ref: 15401/001/mb rev A Date received 14 September 2015	Acoustic Design Note
Doc Ref: TWWL 19861 man Date received 10 August 2015	Landscape Management and Maintenance Plan
Doc Ref: TWWL 19861 spec Date received 10 August 2015	Soft Landscape Specification
Design Statement Date received 10 August 2015	

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

02. No dwelling shall be first occupied until the car parking for that dwelling has been constructed in accordance with the approved site plan. All parking spaces shown on the Parking Plan shall be provided prior to completion of the development and these spaces shall thereafter be retained at all times for their designated purpose.

Reason: *To ensure car parking is provided in the interests of highway safety.*

03. No dwelling shall be occupied until the proportion of the access road serving that dwelling and its parking space has been constructed to the Highways Authority approved standards, with carriageway constructed to base course level, allowing first certification to be provided by the Highway Authority. The development shall not be fully completed until all other roads, footways and casual parking areas serving the development have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning & Highway Authorities.

Reason: *To secure satisfactory standards of access for the proposed development.*

04. Low level bollard lighting shall be installed in all parking courts prior to their first use in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: *To ensure that the parking areas are safe and secure in the interests of preventing crime.*

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05. The upper floor windows within the gable on the north elevation of Block B shall be obscure glazed as shown on the approved drawing no. P1146.BLKB.08 Rev. A received 7 October 2015

Reason: *In order to protect the privacy of neighbouring occupiers having regard to saved policy AH2 of the Adur District Local Plan.*

06. Fencing to the rear gardens of Plots 39, 40, 42, 43, 90, 91, 97, 98 and 102 shall consist of 1.5m high closeboard fence topped with 300mm of trellis as shown on drawing no. P1146.07 Rev C received 12 October 2015.

Reason: *To ensure that the rear parking areas are visible, safe and secure in the interests of preventing crime.*

07. The rear access path serving Plots 54-57 shall be secured by a lockable gate, in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: *In the interests of security.*

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.