Adur District Council

Development Management

Mr James Breckell
James Breckell Architects
The Adur Business Centre
Little High Street
Shoreham By Sea
West Sussex
BN43 5EG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1616/15

Details of Development
REPLACE EXISTING DETACHED BUNGALOW WITH A PAIR OF SEMI-DETACHED CHALET STYLE DWELLINGS WITH TWO PARKING SPACES ON EACH FRONTAGE.

Location of Development
14 THE MEADWAY SHOREHAM-BY-SEA WEST SUSSEX BN43 5RP

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 10th November 2015.

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
20/01/2016

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 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. The development hereby permitted shall be carried out in accordance with the following approved plans except where specified otherwise in a planning condition imposed on this decision notice:-

Drawing No. JB 374/planning 01B titled: Proposed Location Plan - date received 04-12-2015
Drawing No. JB 374/planning 02B titled: Proposed Block Plan - date received 04-12-2015
Drawing No. JB 374/planning 06B titled: PROPOSED FRONT (SOUTH FACING) ELEVATION; PROPOSED SIDE (EAST FACING) ELEVATION; PROPOSED SIDE (WEST FACING) ELEVATION; PROPOSED REAR (NORTH FACING) ELEVATION - date received 12-01-2016
Drawing No. JB 374/planning 04 titled: PROPOSED GROUND FLOOR PLAN PROPOSED FIRST FLOOR PLAN - date valid 10-11-2015
Drawing No. JB 374/planning 05B titled: PROPOSED ROOF PLAN - date received 04-12-2015
Drawing No. JB 374/planning 07B titled: PROPOSED FRONT ELEVATION IN CONTEXT date received 04-12-2015
Drawing No. JB 374/planning 03A titled: PROPOSED SITE PLAN - date received 04-12-2015

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

03. 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 buildings hereby permitted 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 and the policies of the National Planning Policy Framework.*

04. No development beyond site preparation shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained in accordance with The National Planning Policy Framework.*

05. Notwithstanding drawing No. JB 374/planning 03A titled Proposed Site Plan date received 04-12-2015, the dwellinghouse buildings hereby permitted shall not be occupied until the parking spaces, cycle storage, and vehicular access facilities have been provided in accordance with details submitted to and approved in writing by the Local Planning Authority that address the outstanding consultation comments from West Sussex County Council 13-01-2015.

The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles and cycles incidental to the use of the dwellinghouses concerned to the amount of 2 no. car and 2 no. cycle spaces per dwellinghouse.

Reason: *In the interests of amenity and highway safety and having regard to the policies of The National Planning Policy Framework.*

06. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the dwellinghouse buildings hereby permitted shall not be extended or any incidental building over 5 cubic metres in volume erected within its curtilage.

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

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. 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, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

03. The applicant is advised of the need to contact environmental health for a demolition notice under the Building Act 1984, prior to any works commencing.

04. The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.