Adur District Council

Planning, Regeneration and Wellbeing

Graham Johnson Design
37A Portland Road
HOVE
BN3 5DQ

Your Ref:
Our Ref: ADC/0011/10

Date: 18 November 2010

Dear Mr Johnson,

Land west of Surry Arms, 388 Brighton Road, Shoreham-by-Sea: Application for approval of details under Conditions of planning permission for 4 townhouses (ADC/0011/10)

I refer to your application received on 2 November 2010, with payment of the fee of £85.

I would respond as follows under those conditions requiring submission and approval of details:-

Condition 02 (walls and fences)

The elevational details of the proposed walls with railings (1.5m high with 1.7m piers) around the front boundaries of the houses as shown on the elevations on plan 30772/2D appear acceptable. However, the descriptive text (bottom left of plan) does not appear to accord with the elevation as it refers to a fence and states an overall height of 2.2m which is excessively tall.
The proposed 2m high close-boarded fencing around the rear gardens is acceptable other than for the section at the side of House 1 (parallel and level with its south elevation). Given its close proximity to the street, albeit behind the front railings, I think it needs to be a wall, with a 2m long return along the east side boundary.

Revised to drwg 4B&2E

Condition 04 (closure of vehicular access to A259 with kerb reinstatement, etc)

Details remain to be submitted. Although the condition refers to this work being done prior to occupation, WSCC have stated that this work should have been done already (in conjunction with the developers of the Surry Arms site) in order to put into effect the Highways Stopping-up Order that was made. The specification needs to be obtained from WSCC Southern Area Highways Office, Clapham, Worthing BN13 3UR - email highways.southerm@westsussex.gov.uk

Note added to drwg 2E

House 4 in rear garden as House 1

Condition 06 (waste storage)

I note that plan 30772/2D shows refuse/recycling bin storage in front of houses 2, 3 & 4. Please can you provide further details. The provision in the rear garden of House 1 is acceptable.

Note added to dwg 2E

Condition 08 (protection from road traffic noise)

I confirm approval of the submitted details with your application received on 2 November 2010, subject to also installing a forced air ventilator to the rear bedroom of House 2 as agreed in your email sent today.

Note extended on dwg 2E

Yours sincerely,

[redacted]

Keith Morgan
Planning Services Manager

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