Adur District Council

Planning, Regeneration and Wellbeing

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PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0418/13

Details of Development
VARIATION OF CONDITION 2 (APPROVED PLANS) IMPOSED ON AWDM/0026/12 TO ALLOW FOR VARIATION TO DESIGN OF PREVIOUSLY APPROVED 4 X 3 BED TERRACED TOWN HOUSES.

Location of Development
LAND SOUTH OF WHITE LION COURT SHIP STREET SHOREHAM-BY-SEA WEST SUSSEX

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 8th April 2013.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
03/09/2013

SCHEDULE

Reasons for Granting Permission

01. The proposed amended development is within the built-up area and would help meet the need for additional housing without detracting from designated Heritage Assets and the surrounding environment. It can take place without resulting in unacceptable detriment to the amenities of neighbours and without detraction from highway safety. The loss of the former car park has been compensated for by improved town centre provision at Pond Road. The proposed development does not materially conflict with the relevant saved policies of the Adur District Local Plan AG1, AB1, AB3, AB4, AH2, AH5, AB15, and AB27, and those policies of the National Planning Policy Framework.

Conditions

01. 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.*

02. The development hereby permitted shall be carried out in accordance with the following approved plan:-

    Drawing No. 14 Rev C titled Front elevation, side elevation and location plan. Date received 09-07-2013
    Drawing No. 15 Rev B titled Rear elevation, side elevation and site plan. Date received 08-04-2013
    Drawing No. 13 Rev C titled Section Y-Y. Date received 09-07-2013
    Drawing No. 10 Rev B titled Ground and 1st Floor plans. Date received 08-04-2013
    Drawing No. 11 Rev B titled 2nd Floor and roof plan. Date received 08-04-2013
    Drawing No. 12 Rev B titled Section X-X. Date received 08-04-2013

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

03. The development shall not be built unless excavation levels of foundations of the building and any associated major infrastructure (e.g. deep soakaways) do not exceed 1 metre in depth (measured from the ground level existing at the date of this decision) and unless in strict accordance with the submitted Archaeological Evaluation Written Scheme of Investigation dated June 2011. In addition a minimum of 14 days notice of the commencement date of development shall be given in writing to the Local Planning Authority and the developer shall afford access at all times to West Sussex County Council Archaeologist and shall allow him to observe the excavations and record archaeological evidence that may be uncovered as a result of the development.

    Reason: *The site is of proven archaeological significance and it is important that it is recorded by excavation having regard to saved policy AB1 of the Adur District Local Plan.*

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04. The development shall not be built other than in full accordance with the approved schedule and samples of the materials and finishes and hard standing to be used for the external surfaces of the development, including Smart Evolution Windows system in metal of dark grey colour with 25mm Astragal glazing bar. Notwithstanding the submitted plans the garage doors are not approved and no dwelling hereby permitted shall be occupied unless and until details of an acceptable door design has been submitted to and agreed in writing by the local planning authority. Only the doors so approved shall be installed on the dwellinghouse buildings.

Reason: *To control the development in detail to protect the character of the Conservation area in the interests of visual amenity, having regard to saved policy AH2 of the Adur District Local Plan.*

05. The development including any works of demolition, shall not take place unless in strict accordance with the submitted Construction Method Statement approved in writing by the Local Planning Authority. During the construction period no working whatsoever (including arrival, reception or despatch of deliveries) shall take place except between the hours of 8.00 am and 6.00 pm on Mondays to Saturdays nor at any time on Sundays or Public Holidays.

Reason: *In the interests of highway safety and amenity and to comply with saved policy AG1 or AE2 of the Adur District Local Plan.*

06. No occupation of the dwellings shall occur unless and until the parking spaces and vehicular access facilities have been provided on the site in accordance with the approved plans. The areas of land so provided shall not be used other than for access and parking of vehicles incidental to the use of the dwellings on the site.

Reason: *To ensure adequate provision for parking clear of the highway to comply with saved Adur Local Plan policy AH2.*

07. No occupation of the dwellings shall occur unless and until the cycle storage has been provided on site in accordance with the approved plans. The areas of land so provided shall not be used other than for access and cycle storage incidental to the use of the dwellings on the site.

Reason: *To encourage sustainable means of transport and to comply with saved Adur Local Plan policy AH2.*

08. No occupation of the dwellings shall occur unless and until all boundary treatments, including gates, have been erected on the site in accordance with approved plans and they shall thereafter be retained permanently.

Reason: *To control the development in detail to protect the character of the Conservation Area in the interests of visual amenity, having regard to saved policy AH2 of the Adur District Local Plan.*

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09. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the dwellinghouse buildings hereby permitted shall not be extended and/or altered and no curtilage buildings erected unless permission is granted by the Local Planning Authority on an application in that behalf.

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

10. No cables, wires, external radio or TV aerial/dish, pipework (except as shown on the approved plans), meter boxes or flues shall be fixed or fitted externally to any elevation of the building fronting/facing a highway unless in accordance with details approved in writing by the Local Planning Authority.

Reason: *To control the development in detail to protect the character of the Conservation area in the interests of visual amenity, having regard to saved policy AH2 of the Adur District Local Plan.*

11. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be erected or constructed within the curtilage of any dwelling hereby approved forward of any wall of that dwellinghouse which fronts or faces any highway.

Reason: *To control the development in detail to protect the character of the area in the interests of visual amenity 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. 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.'

03. The applicant is advised to contact the Coastal Team, Community Development and Big Society, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB, Phone: 01243 642105 to obtain a license for the site access works.