ADUR DISTRICT COUNCIL

Mr Toby Richardson
Deacon and Richardson Architects
253 Ditchling Road
Brighton
BN1 6JD

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1547/21

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS: COND 3 MATERIAL DETAILS; COND 5 DETAILS OF CYCLE PARKING; COND 7 CONSTRUCTION METHOD STATEMENT; COND 8 DRAINAGE DETAILS; AND CONDITION 12 DETAILS OF SCREENING AND DECKING OF APPLICATION AWDM/1336/20.

Location of Development
12 SANDOWN ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4HB

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
03/11/2021

SCHEDULE

Approved Date - 03/11/2021

3 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 roof of the proposed building 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 policy 15 of the Adur Local Plan.*

Approved Date - 03/11/2021

5 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 by the Local Planning Authority.

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

Approved Date - 03/11/2021

7 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction; and
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

Approved Date - 03/11/2021

8 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of

the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

Approved Date - 03/11/2021

12 Before development commences, details of screening to the sides of the decking and/or amended plans showing the decking relocated off the boundaries, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and completed prior to first use of the decking.

Reason: *To protect privacy of neighbouring occupiers having regard to policy 15 of the Adur Local Plan.*

Plans Referred to in Consideration of this application:

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
DRAINAGE PLAN	8560/D1 Rev B	21.10.2021
SOAKAWAY CALCS		21.10.2021
PROPOSED SITE PLAN	3739.PL.01E	12.08.2021
MATERIAL DETAILS	3739.MD.01	12.08.2021
ASGARD CYCLE LITERATURE		12.08.2021
CONSTRUCTION METHOD STATEMENT	V1 12th July 2021	12.08.2021
GW MONITORING RESULTS	P14977 WS03	12.08.2021
GEOTECHNICAL REPORT	P14977 R14639	12.08.2021
DRAINAGE PLAN	8560-D2 2021-04-19	12.08.2021
DRAINAGE PLAN	8560-D3 2021-04-19	12.08.2021

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