ADUR DISTRICT COUNCIL

Charlie Farrow
Westridge Construction
Ruskin House
Warren Close
Catsfield
TN33 9DZ

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0326/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 9: LANDSCAPING - REVISED LANDSCAPING PLAN. CONDITION 14: BALCONY DETAILS - CHANGE TO OBSCURE GLAZING ON BALCONY BALUSTRADING TO SOUTH FACING ELEVATIONS OF APPROVED AWDM/0954/18

Location of Development
LAND AT 7 TO 27 ALBION STREET SOUTHWICK WEST SUSSEX

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.

GPeck

Gary Peck
Planning Services Manager
26/06/2023

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 26/06/2023

9 No development above slab level shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping (including information regarding the potential coastal species to be planted), and which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to occupation of the building(s).

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur District Local Plan.*

Approved Date - 26/06/2023

14 Prior to the use of any external materials and finishes to be used for the external walls (including windows, doors, balconies and window screens) and roofs of the proposed buildings, a schedule and sample of those materials and finishes shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

Reason: *In the interests of visual amenity and to comply with 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
SITE FRONTAGE SOFT LANDSCAPING	B-00-DR-A-0111 P2	16.06.2023
LANDSCAPE PLAN	B-00-DR-A-0110 P10	16.06.2023
TYPICAL BALCONY ELEVATIONS	SK-03 Rev A	17.03.2023

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