Appeal by Mather Family LLP
26 St Richards Road, Portslade, Brighton, BN41 1PA
PINS reference: APP/Y3805/W/18/3208285
LPA reference: AWDM/0551/18
List of Suggested Conditions Should the Appeal be Allowed

1. 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

2. No development above slab level shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
   Reason – In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan

3. No part of the development shall be first occupied until covered and secure cycle parking facilities have been provided in accordance with the approved plans. Such facilities shall thereafter be retained solely for the purpose of storing bicycles.
   Reason - To provide alternative travel options to the use of the car in accordance with policy 28 of the Adur Local Plan

4. No development shall be commenced until full details for the disposal of surface water have been submitted to and approved by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority and the development shall not be occupied prior to completion of the works.
   Reason - To avoid the risk of localised flooding in the interests of sustainable development in compliance with policy 36 of the Adur Local Plan

5. The development hereby permitted shall be carried out in accordance with the following plans:

   EXTG PLANS, SECTION & ELEVATIONS Drg No 01 received 23.04.2018

   PROP PLANS, SECTION & ELEVATIONS Drg No 02 received 23.04.2018

   Reason – For the avoidance of doubt and in the interests of proper planning