ADUR DISTRICT COUNCIL

Miss Pasqualina Piccirillo
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United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1173/22

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (MATERIALS, DETAILING AND OBSCURE GLAZING) AND 18 (AERIALS) OF AWDM/1281/19.

Location of Development
FORMER MANNINGS SURRY STREET SHOREHAM-BY-SEA 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.

G Peck

Gary Peck
Planning Services Manager
29/06/2023

SCHEDULE

Approved Date - 26/06/2023

3 **Materials, Detailing and Obscure Glazing**

With the exception of any demolition works or works below ground level, no development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out and permanently maintained in full accordance with details thereby approved:

a) details and samples of the materials to be used on all external faces of the building including colours and finishes;

b) details, including 1:20 drawings and profiles of external doors; windows doors and frames; roof intersections, soffits, parapets & cappings; and external hand-rails;

c) details, including 1:20 drawings and profiles of balustrades and balcony screens, (which shall be at least 1.25m in height above the balcony floors) and balcony soffits; balcony screens on the south elevation shall also be designed of such material and type as to minimise risk of overlooking of neighbours to the south;

d) details of obscure glazing (equivalent to Pilkington level 4 obscuration) to the three corridor/landing and staircase windows at the fifth floor on the south elevation, which shall also be fixed and unopenable up to at least 1.7m above internal floor level;

e) external utility cabinets, their location, size, design, materials, colours and finish and any associated ducting.

This condition shall apply notwithstanding any information contained in the current application

Reason: *In the interests of visual amenity, the character of the setting of the Shoreham conservation area, the setting of listed buildings and to safeguard neighbouring amenities and privacy in accordance with policies 15 & 17 of the Adur Local Plan 2017.*

Approved Date - 26/06/2023

18 **Aerials**

Prior to the first occupation of the development hereby approved, details of any external aerial/antenna and / or satellite dish (if any), shall first be submitted to and approved by the Local Planning Authority. Thereafter no other external aerial/antenna or satellite dish shall be installed on any building unless details have first been submitted to and approved by the Local Planning Authority.

Reason: *To avoid multiple aerial/antenna and / or satellite dishes, in order to safeguard the appearance of the development and the setting of the Shoreham Road Conservation Area and Listed Buildings in accordance with Policies 15 & 17 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
EXTERNAL MATERIAL SCHEDULE	SH-1311 REV P05	20.03.2023
NORTH ELEVATION	0300 - P04	13.07.2022
SOUTH ELEVATION	0301 - P05	13.07.2022
WEST ELEVATION	0302 - P04	13.07.2022
EAST ELEVATION	0303 - P04	13.07.2022
ROOF DETAIL & CAPPING, WINDOW HEAD	0503-P05	13.07.2022
WINDOW HEAD, SOFFIT, THRESHOLD, BALCONY & BALUSTRADE	0504-P06	13.07.2022
WINDOW HEAD, THRESHOLD, PARAPET, TERRACE,BALUSTRADE & CAPPING	0505-P04	13.07.2022
WINDOW HEAD, THRESHOLD, PARAPET, TERRACE,BALUSTRADE & CAPPING	0510-P03	13.07.2022
BALCONY SCREEN DETAIL	0520-P01	13.07.2022
PROPOSED SITE & ROOF PLAN	0101-P04	13.07.2022
ROOF MOUNTED AERIALS	1402 - P01	13.07.2022
WINDOW SCHEDULE - 4TH & 5TH FLOOR	0803 - P05	13.07.2022

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