Adur District Council

Planning, Regeneration and Wellbeing

Mr Richard Seymour
Circle 25
25 St Johns Road
Polegate
East Sussex
BN26 5BN

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0366/13

Details of Development
DEMOLITION OF EXISTING TWO-STOREY WORKSHOP AND PARKING AND REPLACEMENT WITH NEW TWO-STOREY WORKSHOP WITH OFFICE ACCOMMODATION INCLUDING ASSOCIATED ACCESS AND PARKING

Location of Development
BUILDERS STORE REAR OF 4 TO 14 SOUTHVIEW ROAD SOUTHWICK BRIGHTON 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 22nd March 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
08/11/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for improved employment provision and economic and environmental regeneration without detracting from the local environment and the adjacent Conservation Area. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AE16, AB4) and the policies of the National Planning Policy Framework.

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 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 plans:-

Drawing No. 12033_P01 Existing Location and Block Plans received 22 March 2013
Drawing No. 12033_P03A Site Plan received 17 July 2013
Drawing No. 12033_P04A Floor Plans received 17 July 2013
Drawing No. 12033_P05A Elevations received 17 July 2013
Drawing No. 12033_P06A Perspective and Site Section received 17 July 2013

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

03. 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 saved policy AG1 of the Adur District Local Plan.*

04. No external lighting or floodlighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with saved policy AP9 of the Adur District Local Plan.*

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05. The premises shall be used as an office, store and ancillary workshop only and for no other purpose within Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

06. The use of the premises shall be restricted to between the hours of 8am and 6pm Monday to Friday and 8.30am and 1pm on Saturdays only.

Reason: *In the interests of residential amenity having regard to saved policy AG1 of the Adur District Local Plan.*

07. The first floor window in the rear (west) elevation of the building hereby permitted shall be obscure-glazed and non-opening and it shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved policy AE16 of the Adur District Local Plan.*

08. 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 proposed building shall not be extended or altered.

Reason: *In the interests of amenity and the environment having regard to saved policy AE16 of the Adur District Local Plan.*

09. The wall on the western boundary of the site shall be rebuilt to a height of 3m in accordance with details to be submitted and approved in writing by the Local Planning Authority before the building is first occupied.

Reason: *In the interests of amenity and the environment having regard to saved policy AE16 of the Adur District Local Plan.*

10. The visibility splay areas on either side of the access at its junction with Southview Road shall be kept free from any obstruction over 0.6 metres above the level of the carriageway of the highway.

Reason: *In the interests of highway safety having regard to Manual Streets.*

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11. The building shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the premises concerned.

    Reason: *In the interests of amenity and highway safety and having regard to the National Planning Policy Framework.*

12. No development shall be carried out until all buildings and structures existing on the application site at the date of this permission (except boundary walls or fences) have been demolished, the debris removed from the site (unless the mentioned is being recycled for reuse) and the site cleared.

    Reason: *In the interests of amenity and to comply with saved policy AG1of the Adur District Local Plan.*

13. No development 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, 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.

    Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan.*

14. No work for the implementation of the development hereby permitted shall be undertaken on the site other than between the hours of 8am and 6pm Monday to Friday and 8.30am and 1pm on Saturdays. There shall be no work on Sundays or Public Holidays

    Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan and the policies of the National Planning Policy Framework.*

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Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. Precautionary land contamination

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 Council's Environmental Health section for a demolition notice under the Building Act 1984 prior to any demolition taking place.