Adur District Council

Planning, Regeneration and Wellbeing

Stephen Bromley
Stephen Bromley Associates
5 West Street
Shoreham-by-Sea
W Sussex
BN43 5WF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0067/12

Details of Development
PROPOSED 4 ADDITIONAL PARKING BAYS TO THE NORTH OF BLOCK NOS. 7-12 NELSON COURT

Location of Development
NELSON COURT WOODARDS VIEW SHOREHAM-BY-SEA 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 6th March 2012.

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
31/05/2012

PTO

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed four parking spaces would result in the loss of an area of grassed amenity space, however it is not considered that this would detrimentally affect the appearance of the estate as a whole and 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 'saved' policies of the Adur District Local Plan (AG1, AH7) and 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 hard surface(s) hereby approved/shown on the approved drawing(s) shall be constructed and thereafter retained using only permeable material(s) and/or a permeable construction or alternatively provision shall be made and thereafter retained to direct surface run-off from the hard surface(s) to a permeable or porous area or surface within the curtilage of the site.

Reason: *To reduce the risk of localised flooding and in the interests of sustainability having regard to 'Planning and Climate Change' Supplement to PPS1 [and policy 15 of the Worthing Submission Core Strategy].*

03. The four parking spaces hereby approved shall not be used until the approved planting scheme ref: 3388 received 30.05.12. for a row of Hebe Salicifolia and Potentilla Fruiticosa have been planted in the location approved, and thereafter maintained to a height of no more than 1.8m. In the event that any such trees or shrubs die or become seriously damaged or diseased within a 5 year period following planting they 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.

Reason: *In the interests of amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

04. This permission relates to the following approved plans:-

Drawing No: 1:1250 Site location plan. Date Received: 16.01.12
Drawing No: 1:500 Proposed parking layout plan. Date Received: 12.04.12.
Drawing No: 3388 Section Through. Date Received: 17.05.12.

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