Adur District Council

Planning, Regeneration and Wellbeing

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RH20 2AZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1181/12

Details of Development
DEMOLITION OF DERELICT SHOP (NO.64) AND CONVERSION OF NO.62 INTO TWO MAISONETTES (ONE TWO BEDROOM AND ONE THREE BEDROOM) CONSTRUCTION OF THREE NEW DWELLINGS TO NO.64 WITH NEW EXTERNAL AREAS TO PROVIDE CYCLE STORAGE, REFUSE STORAGE AND RESIDENT PARKING SPACES

Location of Development
62 - 64 NEW ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RB

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 19th October 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
19/12/2012

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 additional housing provision without detracting from the local environment. It would enhance the setting of the adjacent listed buildings and the character and appearance of the 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, AB3-6, AB11, AB20, AH2, AH5)

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 railings and bollards in the car parking area hereby permitted shall be erected in accordance with details shown on Drawing nos. PL3 Rev A and PL6 Rev A received 19th October 2012. The railings shall not exceed 1.1 metres in height and the bollards shall not exceed 0.67 metres in height and shall be in place prior to use of the parking area hereby permitted.

Reason: *In the interests of visual amenity and highway safety and to accord with policy AH2 of the Adur District Local Plan*.

03. The dwellings hereby permitted shall not be occupied until the parking spaces and access facilities shown on Drawing no. PL6 Rev A received 19th October 2012 have been provided. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the dwellings.

Reason: *In the interests of highway safety.*

04. Prior to commencement of works details of the proposed cycles stores shall be submitted and approved by the Local Planning Authority. Works shall be carried out in accordance with such details. The area of land so provided shall not thereafter be used for any purpose other than access and parking of cycles incidental to the dwellings.

Reason: *In the interests of highway safety and sustainability.*

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05. Prior to commencement of works details of the proposed refuse storage shall be submitted and approved to the Local Planning Authority. Work shall be carried out in accordance with such details. The area of land so provided shall not thereafter be used for any purpose other than refuse storage incidental to the dwellings.

Reason: *In the interests of residential amenity and to accord with policy AH2 of the Adur District Local Plan.*

06. No works shall be carried out unless provision has been made for the erection of a hoarding adjacent to the highway to ensure the act of construction and building materials used do not impact on the highway and a traffic management plan has been prepared which provides for the management of contractors vehicles, delivery vehicles and works resulting in a restriction of the highway.

Reason: *In the interests of highway safety.*

07. Details of the planting adjacent to parking spaces and cycle/bin stores shall be submitted to and approved by the Local Planning Authority and planting shall be carried out in accordance with such details.

Reason: *In the interests of visual amenity and to accord with policy AH2 of the Adur District Local Plan.*

08. The roof of the main buildings and pitched roof dormers hereby permitted shall be finished in Spanish slate tiles in accordance with details on Drawing no. PL2 Rev A received 19th October 2012.

Reason: *In the interests of visual amenity and to accord with Policy AB4 of the Adur District Local Plan.*

09. The walls of the buildings hereby permitted shall be finished in Relius reinforced render pre coloured system (white) in accordance with details on drawing no. PL2 Rev A received 19th October 2012.

Reason: *In the interests of visual amenity and to accord with Policy AB4 of the Adur District Local Plan*.

10. All round downpipes and gutters in the development hereby permitted shall be black uPVC in accordance with details shown on drawing no. PL2 Rev A - received 12th October 2012.

Reason: *In the interests of visual amenity and to accord with Policy AB4 of the Adur District Local Plan.*

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11. The parapet walls of the development hereby permitted shall be capped with traditional saddleback PCC stone effect copings in accordance with details on drawing no. PL4 Rev A received 19th October 2012.

Reason: *In the interests of visual amenity and to accord with Policy AB4 of the Adur District Local Plan.*

12. The flat roof dormers hereby permitted shall be clad in lead sheet with flat roof dormer roofs finished to match with traditional lead roll, in accordance with details on drawing no. PL2A Rev A received 19th October 2012.

Reason: *In the interests of visual amenity and to accord with Policy AB4 of the Adur District Local Plan.*

13. The bay window walls hereby permitted shall be capped with moulded PCC stone effect capping in accordance with details shown on Drawing no. PL4 Rev A received 19th October 2012.

Reason: *In the interests of visual amenity and to accord with policy AB4 of the Adur District Local Plan.*

14. Prior to commencement of works full details, including the finished colour, of the Relius preformed mouldings to be used for forming window cills, heads and fluted pilaster shall be submitted to an approved by the Local Planning Authority and work shall be carried out in accordance with such details.

Reason: *In the interests of visual amenity and to accord with policy AB4 of the Adur District Local Plan.*

15. Prior to commencement of works full details of the appearance of the balcony screens and details of their construction shall be submitted to and approved by the LPA. Work shall be carried out in accordance with such details and screens shall be erected prior to occupation of the dwelling unit concerned.

Reason: *In the interests of residential amenity and to accord with policy AH2 and AB4 of the Adur District Local Plan.*

16. 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 RES7 of the Worthing Local Plan/ AP9 of the Adur District Local Plan.*

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17. No development shall be carried out until the existing shop building as shown on the plan approved under AWDM/1326/12 has been demolished and the debris removed from the site.

Reason: *In the interests of visual amenity and to accord with policy AB4 of the Adur District Local Plan.*

18. The development hereby permitted shall not be commenced until details of the proposed drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

Reason: *To ensure adequate drainage and to comply with policy AP4 of the Adur District Local Plan.*

19. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-
- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

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The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with PPS23 'Planning and Pollution Control' [and saved policy RES9 of the Worthing Local Plan].*

20. The development hereby permitted shall only be carried out in accordance with the approved FRA (submitted with ADC/0005/10) and the following mitigation measures detailed within :

1. Flood proofing and resilience measures for the proposed basement dwelling are incorporated in the proposed development.

2. Finished floor levels of the new units are set no lower than 5.8m above Ordnance Datum (AOD.)

Reason: *To reduce the impact of flooding on the proposed development and future occupants.*

21. The dwellings hereby permitted shall not be occupied until a forced air ventilation system has been installed in all dwellings in line with details to be submitted. These shall be fitted in accordance with approved details and shall remain in place at all times.

Reason: *To protect the residential amenities of the future occupiers of the dwellings and to accord with AH2 of the Adur District Local Plan.*

22. The hardsurfacing in the parking and bin/cycle/ store area shall be finished with grey brick paviours in accordance with details shown on Drawing nos. PL4 Rev A and PL3 Rev A received 19th October 2012 a sample shall be provided prior to commencement of works with details of the pattern to be set out.

Reason: *In the interests of visual amenity and to accord with policy AH2 of the Adur District Local Plan.*

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23. The development hereby permitted shall be in accordance with the following approved plans: -

EX1 - received 19th October 2012
EX2 - received 19th October 2012
PL1 Rev A - received 19th October 2012
PL2 Rev A - received 19th October 2012
PL3 Rev A - received 19th October 2012
PL4 Rev A - received 19th October 2012
PL5 Rev A - received 19th October 2012
PL6 Rev A - received 19th October 2012

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

24. Prior to commencement of works details of the finish of the concrete entrance steps with traditional tiles of each of the entrances to the dwellings hereby approved shall be submitted to and approved by the Local Planning Authority and work shall be carried out in accordance with such details.

Reason: *In the interests of visual amenity and to accord with Policy AB4 of the Adur District Local Plan.*

25. Prior to commencement of works details of the finish of the concrete entrance steps with traditional tiles of each of the entrances to the dwellings hereby approved shall be submitted to and approved by the Local Planning Authority and work shall be carried out in accordance with such details.

Reason: *In the interests of visual amenity and to accord with policy AH2 of the Adur District Local Plan.*

26. The lower ground floor of the new dwelling houses shall be used for storage only and no habitable living accommodation shall provided within this area at any time.

Reason: *As the area is at risk of flooding.*

27. Details of the proposed uPVC windows and patio doors and composite entrance doors (to include ironmongery) shall be submitted to and approved by the LPA prior to commencement of works and works shall be carried out in accordance with such details. Sections of the windows will be required detailing the dimensions, profiles and proportions of the frame and glazing bars, the pattern of opening, the position of trickle vents and the set back of the window from the external wall face. Sliding sash windows shall be used.

Reason: *In the interests of visual amenity and to accord with policy AB4 of the Adur District Local Plan.*

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28. 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 dwellings shall not be extended or altered in any way without prior consent from the Local Planning Authority.

    Reason: *In the interests of amenity and the environment having regard to saved policy AH2 of the Adur District Local Plan.*

29. No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed or fitted externally to any elevation of the building fronting New Road.

    Reason: *In the interests of visual amenity having regard to saved policy AH2 of the Adur District Local Plan.*

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.