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Development Control

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0318/08

Mr R J Reynolds
R J Reynolds Ltd
Architectural Services
82 Greenacres
Shoreham By Sea
West Sussex
BN43 5XL

Details of Development
4 THREE-BEDROOM TOWNHOUSES WITH 4 PARKING SPACES AT REAR (APPLICATION FOR FULL PERMISSION WITH REVISED LAYOUT)

Location of Development
CAR PARK SHIP STREET 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 12th June 2008.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

07/08/2008

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. The loss of the car park would be contrary to policy AT6 of the Local Plan but this would be compensated for by enlargement of a nearby public car park. The limited external amenity space does not accord with one of the requirements of policy AH2 but is considered acceptable in this instance because of the sustainable town centre location. Apart from this, the proposals would not conflict materially with the relevant policies of the Adur District Local Plan (AG1,AB1, AB3-4, AH2, AH5), and the West Sussex Structure Plan 2001-16 (LOC1, NE1, CH1, CH4-5, CH7, ERA1, DEV1, DEV4-5).

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. No development shall take place until details of walls fences and gates, including the proposed barrier across the access and the infilling of the openings in the rear walls, have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such walls, fences, gates and barrier have been erected.

Reason: *In the interests of amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. The buildings shall not be occupied until the car 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 houses on the site.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy DEV4-5 of the West Sussex Structure Plan.*

PTO

04. The use hereby permitted shall not be carried on until provision for parking cycles has been made in accordance with the details shown on the plans hereby approved (except that the cycle store shall be sufficient for 12 cycles) and such provision shall thereafter be used only for access and parking of ~~vehicles and~~ cycles incidental to the use of the houses on the site.

Reason: *To encourage sustainable travel and to comply with policy DEV4 of the West Sussex Structure Plan.*

05. The access from the site to the public highway shall be constructed with kerb radii, visibility splays and sight lines in all respects in accordance with the plan hereby approved before any other operation or use authorised by this permission is commenced.

Reason: *In the interests of highway safety and to comply with policy DEV4 of the West Sussex Structure Plan.*

06. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for temporary parking and loading/unloading of all Contractors vehicles, and for Contractors buildings, plant, and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site.

Reason: *In the interests of highway safety and amenity and to comply with policy DEV4-5 of the West Sussex Structure Plan.*

07. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting 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.

Reason: *In the interests of visual amenity and the environment and to comply with policy AB27 of the Adur District Local Plan and DEV1 of the West Sussex Structure.*

08. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roofs of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

PTO

09. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority.

Reason: *The site is of archaeological significance and it is important that it is recorded by excavation and to comply with policy AB1 of the Adur District Local Plan and CH7 of the West Sussex Structure Plan.*

10. The windows in the northern side elevation of the northernmost house shall at all times be glazed with obscured glass and fixed to be permanently non-openable with the exception of small top-hung opening lights details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

11. 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), no windows or other openings (other than as hereby approved) shall be formed in the north wall of the northernmost house without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: *To prevent overlooking and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

12. No buildings on the site shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided 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 policy DEV1 of the West Sussex Structure Plan and G12 of the West Sussex Waste Local Plan Deposit Draft.*

13. 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 front (east) and north elevations of the proposed houses shall not be altered and the houses shall not be extended, no curtilage buildings erected and no walls or fences erected at the front (east) unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: *In the interests of amenity and the environment and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

PTO

14. If during development, any visible contaminated or odorous material not previously identified is found to be present at the site, it must be investigated and the Local Planning Authority must be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement which must detail how this unsuspected contamination shall be dealt with before continuing with the development.

Reason: *To safeguard against public health and safety risk and to comply with policy AP2 of the Adur District Local Plan and ERA5 of the West Sussex Structure Plan.*