Our Ref: AWDM/1000/11
Your Ref: APP/Y3805/A/12/2173747/NWF

Appeal by City South Contractors

Site at 29 High Street, Shoreham-by-Sea, BN43 5DD

List of suggested conditions should the appeal be allowed

1. 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

2. The use hereby permitted shall not be carried on until provision for cycle and refuse storage has been made in accordance with details to be submitted to and approved on writing by the Local Planning Authority and such provision shall thereafter be used only for the storage of refuse and cycles incidental to the use of the premises concerned.
   Reason - In the interests of residential amenity and to accord with policy AH2 of the Adur District Local Plan.

3. The development hereby permitted shall only be carried out in accordance with the approved FRA (dated 8 May 2009 and submitted with application reference ADC/0142/09) and the finished floor level of the ground-floor flat shall be no lower than 5.5 m above Ordnance Datum (AOD.)
   Reason - To safeguard against flooding and to comply with the National Planning Policy Framework and associated Technical Guidance

4. The development hereby permitted shall not be commenced until a scheme for protecting the proposed dwellings from noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted dwellings are occupied and shall specifically include the provision of acoustic double glazing to windows of habitable rooms at the front and rear to provide an internal sound environment of 35dB(A).
   Reason - In the interests of residential amenity and to comply with policy AG1 of the Adur District Local Plan and the National Planning Policy Framework