ADUR DISTRICT COUNCIL

Mr Mike Gibson
Eldridge London
17 Calico Row
Plantation Wharf
London
SW11 3TW

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0510/20

Details of Development
APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF PREVIOUSLY APPROVED AWDM/1240/17. AMENDMENTS: RAISING THE ROOF EDGE TO MAIN HOUSE BY 150MM, SIDE ELEVATIONS TO BE CEDAR CLADDING RATHER THAN ALUMINIUM CLADDING, ENTRANCE PORCH AMENDED AND ROOF LIGHT ON MAIN ROOF REDUCED.

Location of Development
LAND BETWEEN 14 AND 18 OLD FORT ROAD 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 20th March 2020.

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

G Peck

Gary Peck
Planning Services Manager
14/05/2020

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
CLADDING DETAIL PHOTO X 3		13.05.2020
LOCATION PLAN	PL 001Rev E	20.03.2020
BLOCK PLAN	PL 002 Rev E	20.03.2020
1ST FLOOR/GROUD FLOOR MEZZANINE PLAN - PROPOSED	PL 005 Rev D	20.03.2020
2ND FLOOR/2ND FLOOR MEZZANINE PLAN - PROPOSED	PL 006 Rev E	20.03.2020
ROOF PLAN - PROPOSED	PL 008 Rev E	20.03.2020
NORTH ELEVATION - PROPOSED	PL 009 Rev F	20.03.2020
SOUTH ELEVATION - PROPOSED	PL 010 Rev F	20.03.2020
EAST ELEVATION - PROPOSED	PL 011 Rev G	20.03.2020
WEST ELEVATION - PROPOSED	PL 012 Rev G	20.03.2020
SECTIONS AA - PROPOSED	PL 014 Rev G	20.03.2020
SECTIONS BB - PROPOSED	PL 015 Rev D	20.03.2020

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

02. 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.*

03. The development shall be completed in accordance with the approved details of external materials submitted under reference AWDM/0112/19 and the details of the timber cladding submitted with this application.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or altered by means of any development as set out within Classes A, B, C, D and E of Part 1 of the Schedule to that Order.

Reason: *In the interests of amenity and the environment having regard to the nature of the site and policy 15 of the Adur Local Plan.*

05. The development permitted by this planning permission shall be carried out in accordance with the previously approved Drainage Strategy and SuDS Statement received 10 November 2017 and the approved Flood Risk Assessment (FRA) (Longden Design ref. LDA/FRA/1015/01, dated August 2017), both submitted under application reference AWDM/1240/17, and the following mitigation measures detailed within the FRA, namely:

Finished floor levels to all habitable accommodation (not including sanitary rooms or utility or storage space) are to be set no lower than 6.71mAOD.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing or phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: *To reduce risk of flooding and in the interests of the safety of the occupants having regard to policy 36 of the Adur Local Plan and the National Planning Policy Framework.*

06. No part of the development shall be first occupied until such time as the existing western vehicular access onto Old Fort Road has been physically closed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of road safety having regard to policy 28 of the Adur Local Plan.*

07. No external plant shall be installed without the prior approval in writing from the local planning authority.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policy 15 of the Adur Local Plan.*

08. All works of demolition and construction, including the use of plant and machinery and any deliveries or collections necessary for implementation of this consent shall be limited to the following times:

Monday Friday 08:00 to 18:00 Hours
Saturday 09:00 to 13:00 Hours
Sundays and Bank/Public Holidays no work permitted.

Reason: *In the interest of protecting residential amenity having regard to policy 15 of the Adur Local Plan.*

09. The dust suppression scheme approved under reference AWDM/0112/19 shall be operated at all times during the demolition and construction phases of the development.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policy 15 of the Adur Local Plan.*

10. The proposed garden gateway structure and garden screens shall be constructed in accordance with the details approved under application reference AWDM/0112/19.

Reason: *In the interests of visual amenity and the environment and to comply with policy 15 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.

03. The applicant is advised to contact WSCC Highways (01243 642105 or https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

04. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

05. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).