Adur District Council

Planning, Regeneration and Wellbeing

R J Reynolds
82 Greenacres
Shoreham-by-Sea
West Sussex
BN43 5XL

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1031/11

Details of Development
APPLICATION FOR A NEW PLANNING PERMISSION TO REPLACE ADC/0462/08 FOR 2 X TWO-BEDROOM FLATS (WITH REAR BALCONIES) OVER EXISTING PARKING AREA

Location of Development
PRIVATE CAR PARK OPPOSITE MARLIPINS HALL MIDDLE 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 5th December 2011.

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
24/02/2012

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 whilst also preserving the setting of the nearby listed building and enhancing 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, AB3-4, AB11, 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 building shall not be occupied until the approved privacy screens to the southern and eastern sides of the balconies and between the balconies, have been erected in accordance with the approved details.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

03. The approved cycle facilities shall be provided on the site prior to commencement of use of the flats hereby approved and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with PPG13/PPS3.*

04. No construction work shall be carried out on site unless and until provision has been made in accordance with details approved by the Local Planning Authority for temporary parking and loading/unloading of all contractors' vehicles, and for contractors' buildings, plant, and stacks of materials. Such provision shall be retained and used for the purpose specified in the approved details throughout the period of work on the site with all vehicles, plant and materials kept within the areas so approved.

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

05. The development shall be completed in accordance with the approved schedule of external materials and finishes

Reason: *In the interests of visual amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

PTO

06. The development shall be carried out in accordance with the approved programme of archaeological work and written scheme of investigation

Reason: *The site is of archaeological significance and it is important that it is recorded having regard to PPS5 'Planning for the Historic Environment'.*

07. The glazing in the south side elevation of the building hereby permitted shall at all times be of obscured glass and fixed to be permanently non-openable (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

08. The approved refuse and waste storage facilities shall be provided prior to occupation of the flats and thereafter be retained and used only for the storage of refuse and re-cycling waste.

Reason: *In the interests of amenity and the environment having regard to saved policy AG1 of the Adur District Local Plan.*

09. This permission relates to the following approved plans received 5 December 2011:-

Drawing No. 1716.P1 rev C (Location and Block Plans, Street Elevation)
Drawing No. 1716.P3 rev D (First Floor Plan and East Elevation)
Drawing No. 1716.P4 rev C (Second Floor Plan and North Elevation)
Drawing No. 1716.P5 rev B (Front Elevation and Section)
Drawing No. 1716.P6 rev B (Section)
Drawing No. 1716.P7 rev A (Section)
and Drawing No. 1716.P2 rev G (Ground Floor Plan and South Elevation) received 24 January 2012

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