Appeal by Mr and Mrs N Jenner
1 Hamble Road, Sompting, BN15 0ES
PINS reference: APP/Y3805/W/16/3160986
LPA reference: AWDM/0674/16
List of Suggested Conditions Should the Appeal be Allowed

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission
   Reason – To comply with Section 91 of the Town and Country Planning Act 1990

2. No development shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the dwelling and extension to 1 Hamble Road hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
   Reason – In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan

3. 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), no development within Classes A, B, C, D and E of Part 1 of the Schedule shall be carried out at the approved dwelling without the prior approval of the local planning authority on an application in that behalf.
   Reason – In the interests of amenity and to prevent overdevelopment of the restricted site area having regard to saved policy AH2 of the Adur District Local Plan

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-
   (i) the parking of vehicles of site operatives and visitors;
   (ii) loading and unloading of plant and materials;
   (iii) storage of plant and materials used in constructing the development;
   (iv) the erection and maintenance of security hoarding;
   (v) wheel-washing facilities;
   (vi) measures to control the emission of dust and dirt during construction; and
   (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
   Reason – In the interest of highway safety and amenity having regard to saved policy AH2 of the Adur District Local Plan and the National Planning Policy Framework

4. No development shall be commenced until full details for the disposal of surface water have been submitted to and approved by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority and the new dwelling shall not be occupied prior to completion of the works.
   Reason - To avoid the risk of localised flooding in the interests of sustainable development in compliance with saved policy AG3 of the Adur District Local Plan and the National Planning Policy Framework

5. The development hereby permitted shall be carried out in accordance with the following plans, received 19 May 2016:

   SITE LOCATION PLAN
   LAND REGISTRY SITE PLAN
   PROPOSED BLOCK PLAN
   PROPOSED GROUND FLOOR PLAN BSB/16/0409/3
   PROPOSED FIRST FLOOR PLAN BSB/16/409/4
   PROPOSED ELEVATIONS BSB/16/409/5
   PROPOSED ROOF PLAN BSB/16/409/7

   Reason – For the avoidance of doubt and in the interests of proper planning