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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/0485/08

Mr Nathan Mooncie
Turner Associates
19a Wilbury Avenue
Hove
East Sussex
BN3 6HS

Details of Development

PARTIAL REDEVELOPMENT AND ALTERATIONS TO INCLUDE CONVERSION OF UPPER FLOORS OF BANK TO 3 FLATS; REPLACEMENT OF GARAGES TO N. OF BANK WITH SHOP AND MAISONETTE; PARTIAL DEMOLITION OF 7/9 NEW ROAD AND EXTENSION AND ALTERATION TO FORM COTTAGE (RETAINING SHOPFRONT); PARTIAL DEMOLITION OF 3 NEW ROAD AND ALTERATION INTO A TWO-BEDROOM HOUSE WITH REAR GARDEN; FORMATION OF TWO-BEDROOM MAISONETTE OVER ACCESSWAY; DEMOLITION OF 12 GARAGES AT REAR AND CONSTRUCTION OF TERRACE OF 4 TWO-BEDROOM COTTAGES AND 12 PARKING SPACES (26-27 EAST STREET AND 3-15 NEW ROAD)

Location of Development

DEVELOPMENT SITE 3 TO 15 NEW 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 3rd October 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.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

29/04/2009

(1)

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing and retail provision without detracting from the local environment. It would enhance the setting of the adjacent listed building and the 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, AB3-6, AB11, AB23, AB25-27, AS1, AH2, AH5) and the West Sussex Structure Plan 2001-16 (LOC1, CH4-5, NE1, ERA1, DEV1, DEV2, 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 and/or fences have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such walls and/or fences have been erected.

Reason: *In the interests of amenity and to comply with policy AH2 and AB4 of the Adur District Local Plan and DEV1 and CH4 of the West Sussex Structure Plan.*

03. The dwellings shall not be occupied until the 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 proposed dwellings.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AH2 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

04. 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.*

PTO

05. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development 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 AB25-27 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

06. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roofs (including window frames, doors, fascias and soffits) 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.*

07. This permission relates to the application as amended by the revised plans received on 2 January 2009 and 11 and 13 March 2009 and the development shall be implemented as shown on plans TA 245/01, 02, 20D, 21D,22C, 23C, 24, 25, 26, 27E, 28C, 29D, 30E, 31D, 32B, 33B, 34B, 35B, 36B, 37 and 38.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policies AG1, AB4 and AB11 of the Adur District Local Plan and CH4-5 and DEV1 of the West Sussex Structure Plan.*

08. 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.*

PTO

09. No external lighting or floodlighting shall be installed except 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 AP9 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

10. No development shall be carried out until the existing buildings and structures on the application site proposed for demolition as shown on the approved plans have been demolished and the debris removed from the site.

Reason: *In the interests of amenity and to comply with policies AG1, AB4 and AB11 of the Adur District Local Plan and CH4-5, DEV1 and DEV4-5 of the West Sussex Structure Plan.*

11. The proposed shop shall be used only for purposes within Use Class A1 (shops) as defined in the Town and Country Planning (Use Classes) Order 1987 or in any equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

Reason: *In the interest of amenity and to comply with policy AS1 of the Adur District Local Plan.*

12. 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 dwellings shall not be extended or any incidental buildings (exceeding 5 cubic metres in volume) erected within their curtilages 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.*

13. 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.*