Adur District Council

Planning, Regeneration and Wellbeing

Mr James Breckell
James Breckell Architects
Adur Business Center
Little High Street
Shoreham-by-Sea
West Sussex
BN43 5EG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0123/13

Details of Development
MINOR MATERIAL AMENDMENT TO ADC/0313/10 (ERECTION OF 2 SEMI DETACHED FLAT ROOFED THREE BEDROOM HOUSES) - FLAT ROOFS TO BE REPLACED WITH PITCHED ROOFS, FRONT BALCONIES WITH FLAT COPING AND BALUSTRADE, WHITE UPVC WINDOWS PROPOSED.

Location of Development
89 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HA

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 30th January 2013.

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
19/03/2013

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 without detracting from the existing local urban environment. 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, AH2)

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 development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing No. 01 Rev B - received 21st February 2013

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

03. No development shall take place until details of all boundary walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until such walls and/or fences have been erected and they shall thereafter be retained permanently

    Reason: *In the interests of amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

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

Cont…/

05. No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning Authority and such facility shall be retained in working order and operated throughout the period of construction work to ensure that vehicles do not leave the site carrying earth, mud or other material on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

Reason: *In the interest of highway safety.*

06. 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.*

07. Notwithstanding the provision 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) no windows or other openings (other than as hereby approved) shall be formed in the north, east or west walls of the building without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: *To prevent overlooking and to comply with policy AH2 of the Adur District Local Plan.*

08. The first floor windows in the northern elevation shall be obscurely glazed in the lower 50% at all times.

Reason: *In the interests of residential amenity and to accord with policy AH2 of the Adur District Local Plan.*

09. The first floor windows on the east and west side elevations shall be fitted with obscured glazing at all times and be permanently non-openable.

Reason: *In the interests of residential amenity and to accord with policy AH2 of the Adur District Local Plan.*

Cont…/

10. No development shall be carried out until a schedule of materials and finishes to be used for the external walls, roofs, balcony and cladding of the proposed building has been submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to accord with Policy AH2 of the Adur District Local Plan.*

11. The development hereby permitted shall not be commenced until details of the proposed drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

    Reason: *To ensure adequate drainage and to comply with policy AP4 of the Adur District Local Plan.*

12. Prior to commencement of works details of the proposed cycle stores shall be submitted to and approved by the Local Planning Authority and they shall be completed in accordance with such details prior to occupation of the dwellings.

    Reason: *In the interests of visual amenity and to accord with policy AH2 of the Adur District 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.