Adur District Council

Planning, Regeneration and Wellbeing

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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0910/13

Details of Development
ADDITION OF FIRST FLOOR TO EXISTING GARAGE BLOCK TO CREATE 1 NO. 2-BED FLAT. DEMOLITION OF 1 NO. GARAGE TO FORM ENTRANCE AND STORAGE.

Location of Development
GARAGE BLOCK BRITANNIA HOUSE HIGH 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 7th August 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
02/10/2013

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 and conservation area. It can take place without resulting in unacceptable detriment to the residential amenities of nearby 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, AB16, AH2, AH5) and the policies of the National Planning Policy Framework.

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. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-
- o all previous uses;
- o potential contaminants associated with those uses;
- o a conceptual model of the site indicating sources, pathways and receptors; and
- o potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be

agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with PPS23 'Planning and Pollution Control' [and saved policy RES9 of the Worthing Local Plan].*

03. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) reference 42437 and the following mitigation measures detailed within the FRA:
Finished floor levels are set no lower than 7.26 m above Ordnance Datum (AOD).

Reason: *To reduce the risk of flooding to the proposed development and future occupants.*

04. No development shall be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been submitted to and approved in writing 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 dwelling shall not be occupied prior to completion of the works.

Reason: *To prevent pollution of the water environment by ensuring the necessary infrastructure is in place and to ensure that the development is adequately drained.*

05. No development shall commence unless and until an acoustic assessment has been undertaken and submitted to the local planning authority for approval to ascertain the exact noise exposure of the property. This shall include a scheme to protect the habitable rooms from excess noise. The standard to be achieved shall be British Standard BS 8233: 1999: Sound insulation and noise reduction for buildings. All works which form part of the approved scheme shall be completed before the permitted dwelling is occupied.

British Standard 8233 Indoor Noise Levels

Room	Good	Reasonable
Living Room	30 dB LAeq,T	40 dB LAeq,T
Bedroom	30 dB LAeq,T	35 dB LAeq,T & 45 dB LAmax,F

As a minimum requirement the reasonable level shall be achieved.

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The scheme should recognize that the High Street is an Air Quality Management Area and any whole house ventilation scheme or forced air ventilation to habitable rooms should have the air intake at roof level to minimize the level of traffic polluted air blown directly into the property.

Reason: *In the interests of residential amenity and having regard to saved policy AH2 of the Adur District Local Plan and the policies of the National Planning Policy Framework.*

06. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

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

07. 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.*

08. The dwelling shall not be occupied until the parking spaces shown on the submitted plans have been provided. The areas of land so provided shall not thereafter be used for any purpose other than parking of vehicles incidental to the use of the proposed dwelling. Provision for secure cycle parking shall also be made in accordance with approved drawing RSL-148-001.

Reason: *To ensure adequate provision for parking clear of the highway and to encourage sustainable modes of transport in accordance with the policies of the National Planning Policy Framework.*

09. No building 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 and agreed in writing with the Local Planning Authority.

Reason: *In the interests of amenity.*

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

Drawing number RSL-148-100 entitled 'Proposed Plans and Elevations' deposited 7 August 2013
Drawing number RSL-148-001 entitled 'Location Plan &Proposed Site Plan' deposited 7 August 2013
Drawing number 9688 entitled 'Topographical Survey' deposited 7 August 2013
Flood Risk Assessment Report 42437 Issue 1 deposited 7 August 2013

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

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.