Adur District Council

Development Management

Mr Lee Balthazor
56 The Green
Southwick
Brighton
West Sussex
BN42 4FS

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0213/17

Details of Development
APPLICATION FOR VARIATION OF CONDITION 2 (APPROVED PLANS) OF PREVIOUS PLANNING APPROVAL AWDM/1727/15. AMENDMENTS: INCREASE SIZE OF 4 NO. ROOFLIGHTS AND CHANGED CONFIGURATION OF GROUND FLOOR SIDE DOOR AND WINDOW (NORTH ELEVATION); INSERTION OF NEW 600MM ROUND FRONT WINDOW (WEST ELEVATION); ENLARGE GROUND FLOOR WINDOW (EAST ELEVATION)

Location of Development
56 THE GREEN SOUTHWICK BRIGHTON WEST SUSSEX BN42 4FS

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 10th February 2017.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
12/04/2017

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PROPOSED SITE SET UP PLAN	Drg No 1540/PL.03 Rev. C	27.03.2017
ARBORICULTURAL SURVEY		27.03.2017
DRAINAGE INFORMATION		27.03.2017
PHOTOGRAPHS X 4		06.04.2017
PICTURE OF WINDOW		10.02.2017
EXTERNAL ELEVATION/SECTION	Drg No 17/08/D1	10.02.2017
FLOOR & ROOF PLANS	Drg No 1540/MMA.06	10.02.2017
SOUTH & WEST ELEVATIONS	Drg No 1540/MMA.07	10.02.2017
NORTH & EAST ELEVATIONS	Drg No 1540/PL.08 Rev B	10.02.2017
VELUX ROOF WINDOW DETAILS		10.02.2017

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

02. 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.*

03. No development, including site works of any description, shall take place unless in strict accordance with approved Drawing No. 1540/PL.03 Rev C titled 'Proposed Site Set Up Plan' and Report titled 'Arboricultural survey, tree protection plan and method statement' by Ben Larkham Associates Ltd.

Reason: *In the interests of road safety during construction and to protect the trees either preserved by Order or otherwise from damage to their health and longevity in the interests of visual amenity and the special qualities of the Conservation Area to comply with Adur Saved Local Plan policies AB3 and AB4 and Submission Local Plan policies 29 and 31.*

04. The development hereby approved shall be completed out in:-

i) Freshfield Lane First Quality Multi facing brick
ii) Brookhurst Sandfaced Old English Red roof tiles
iii) Velux roof windows 78 x 140 MK08 in black finish with glazing bar and recessed flashing

Reason: *In the interests of visual amenity and the special qualities of the Conservation Area to comply with saved policies AH2, AB3 and AB4 of the Adur District Local Plan and Submission Local Plan policies 15 and 17.*

05. The development hereby approved shall be completed out in accordance with the drainage works approved in Report by Construction Design Partnership titled SITE DRAINAGE with two soak-away units used.

Reason: *To ensure that the proposed development is adequately drained to avoid material exacerbation of flood risk and comply with Adur Saved Local Plan policies AP4 and Submission Local Plan policy 37.*

06. No occupation of the dwellinghouse hereby approved shall occur until site boundary walls and/or fences have been erected in accordance with the approved plans. Thereafter they shall be retained permanently.

Reason: *In the interests of amenity and to comply with saved policy AH2 of the Adur Local Plan and Submission Local Plan policy 15.*

07. No occupation of the dwellinghouse hereby approved shall occur until the parking spaces and access and turning facilities have been provided on site in accordance with approved plans. The areas of land so provided shall not thereafter be used for any other purpose.

Reason: *In the interests of amenity and highway safety to ensure vehicles exit the site in forward gear and to avoid harmful exacerbation of parking on street, having regard to Submission Local Plan policy 29 and National Planning Policy Framework.*

08. No occupation of the dwellinghouse hereby approved shall occur until an upright Hawthorn (Crataegus monogyna Stricta) of 10-12 cm Girth in minimum 50ltr container or equivalent, has been planted on site in accordance with the approved plans. In the event the tree dies or becomes seriously damaged or diseased within a period of five years following planting it shall be replaced in the next planting season with another of similar size and species unless the local planning authority gives written consent to any variation.

Reason: *In the interests of amenity as mitigation of the harm to the special qualities of the Conservation Area that would arise from the loss of Holly tree to comply with Adur Saved Local Plan policies AB3 and AB4 and Submission Local Plan Policy 31.*

09. The first floor windows in the south elevation of the dwellinghouse hereby permitted shall at all times be glazed with obscured glass and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan and Submission Local Plan policy 15.*

10. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the dwellinghouse building hereby approved shall not be extended or altered or any incidental building over 5 cubic metres in volume erected within its curtilage.

Reason: *In the interests of amenity including safeguarding the living conditions of neighbours and the special qualities of the Conservation Area having regard to saved policies AH2, AB3 and AB4 of the Adur District Local Plan and Submission Local Plan policy 15.*

11. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (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 at first floor in either side elevations without the prior approval of the local planning authority.

Reason: prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan and Submission Local Plan policy 15.

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Ref: AWDM/0213/17

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.