ADUR DISTRICT COUNCIL

Westridge Construction Limited
Unit 2 Beeding Court Business Park
Shoreham Road
Upper Beeding
BN44 3TN

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1999/21

Details of Development
DEMOLITION OF 11-27 ALBION STREET AND REDEVELOPMENT TO PROVIDE A TOTAL OF 55 AFFORDABLE FLATS WITHIN TWO BLOCKS OF 4-6 STOREYS IN HEIGHT AND THE REFURBISHMENT OF 7-9 ALBION STREET, WITH 31 PARKING SPACES. APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF AWDM/0954/18 TO REMOVE WINDOWS AND ADD ALUMINIUM PANELS ON EAST ELEVATION; ADJUST POSITION OF BUILDING TO BE FURTHER FROM EASTERN BOUNDARY; ADD LIFT OVERRUN, SMOKE SHAFT AND VENTS TO ROOF; AMEND CAR PARKING LAYOUT; CHANGES TO INTERNAL LAYOUT WITH ASSOCIATED CHANGES TO FENESTRATION; ADDITION OF BRISE SOLEIL TO WEST ELEVATION

Location of Development
LAND AT FORMER SITE OF 11 AND 17 TO 27 ALBION STREET SOUTHWICK 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 30th November 2021.

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
09/12/2022

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
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
APPROVED GROUND FLOOR SITE PLAN	1538_PA_010	06.01.2022
APPROVED B2 EAST FACING ELEVATION	1538_LRA_PA_024-1 Rev B	30.11.2021
PROPOSED SECOND FLOOR PLAN	1538_LRA_PA_012 Rev F	30.11.2021
PROPOSED THIRD FLOOR PLAN	1538_LRA_PA_013 Rev F	30.11.2021
PROPOSED FOURTH FLOOR PLAN	1538_LRA_PA_014 Rev B	30.11.2021
PROPOSED FIFTH FLOOR PLAN	1538_LRA_PA_015 Rev C	30.11.2021
PROPOSED ROOF PLAN	1538_LRA_PA_016 Rev C	30.11.2021
PROPOSED NORTH FACING ELEVATION	1538_LRA_PA_020-1 Rev B	30.11.2021
PROPOSED EAST FACING ELEVATION	1538_LRA_PA_021-1 Rev E	30.11.2021
PROPOSED SOUTH FACING ELEVATION	1538_LRA_PA_022-1 Rev J	30.11.2021
PROPOSED WEST FACING ELEVATION	1538_LRA_PA_023-1 Rev A	30.11.2021
PROPOSED EAST FACING ELEVATION BUILDING 2	1538_LRA_PA_024-1 Rev B	30.11.2021
PROPOSED WEST FACING ELEVATION BUILDING 1	1538_LRA_PA_025-1	30.11.2021
APPROVED WEST ELEVATION PLAN	1538_PA_023-1 Rev D	30.11.2021
STATEMENT OF SUPPORT	1538/Albion St/Statement	30.11.2021
APPROVED GROUND FLOOR E PLAN	1538_PA_010-A Rev E	30.11.2021
PROPOSED GROUND FLOOR PLAN	1538_PA_010-A Rev I	30.11.2021
APPROVED FIRST FLOOR PLAN	1538_PA_011 Rev C	30.11.2021
PROPOSED FIRST FLOOR PLAN	1538_PA_011 Rev F	30.11.2021
APPROVED SECOND FLOOR PLAN	1538_PA_012 Rev C	30.11.2021

Reference/Drawing Number	Version	Date Rec
APPROVED THIRD FLOOR PLAN	1538_PA_013 Rev C	30.11.2021
APPROVED FOURTH FLOOR PLAN	1538_PA_014 Rev C	30.11.2021
APPROVED FIFTH FLOOR PLAN	1538_PA_015 Rev D	30.11.2021
APPROVED ROFF PLAN	1538_PA_016 Rev B	30.11.2021
APPROVED NORTH FACING ELEVATION	1538_PA_020-1 Rev G	30.11.2021
APPROVED EAST FACING ELEVATION	1538_PA_021-1 Rev D	30.11.2021
APPROVED SOUTH FACING ELEVATION	1538_PA_022-1 Rev F	30.11.2021
PROPOSED GROUND FLOOR SITE PLAN	1538_PA_010 REV D (P4)	08.12.2022

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. All works, which form part of the approved scheme for protecting the proposed noise sensitive development from noise and vibration from the road, railway and garage and for preventing overheating, shall be completed before any part of the noise sensitive development is occupied. Following completion of the scheme, tests shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

04. No flat shall be occupied until sound insulation testing has been carried out between all dissimilar rooms (kitchen/lounges which are positioned directly above, below and adjacent to bedrooms in different flats) and to confirm compliance with Approved Document E specifications of the Building Regulations and the results submitted to the local planning authority.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

05. All works of demolition and construction, including the use of plant and machinery and any deliveries or collections necessary for implementation of this consent shall be limited to the following times:-

Monday Friday: 08:00 - 18:00 Hours
Saturday: 09:00 - 13:00 Hours
Sundays and Bank Holidays: No work permitted.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

06. The Construction Management Plan approved under application reference AWDM/1630/20 shall be implemented and adhered to throughout the entire construction period.

Reason: *In the interests of highway safety and amenity having regard to policies 15, 28 and 34 of the Adur Local Plan.*

07. The development shall be carried out in accordance with the Remediation Method Statement approved under application reference AWDM/1630/20 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 the National Planning Policy Framework and policies 34 and 35 of the Adur Local Plan.*

08. The boundary treatment shall be completed in accordance with the approved details before the buildings are occupied. Thereafter the approved boundary treatment shall be retained permanently.

Reason: *In the interests of visual amenity and having regard to policy 15 of the Adur Local Plan.*

09. 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. The approved details of hard landscaping shall be completed prior to occupation of the buildings.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur District Local Plan.*

10. The approved foul and surface water drainage scheme shall be implemented in accordance with the approved designs and completed prior to first occupation of the flats.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

11. The approved SUDs maintenance and management scheme shall be implemented in accordance with the approved details.

Reason: *To ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

12. The approved air quality mitigation measures shall be provided before the buildings are occupied.

Reason: *In order to mitigate against the emissions generated by the development having regard to policy 34 of the Adur Local Plan.*

13. No flat shall be occupied unless and until an air quality impact assessment of the proposed centralised energy facility has been submitted to and approved in writing by the Local Planning Authority. All boilers and/or CHP plant installed on site shall have a NOx emission rate of less than 40 mg/kWh of dry NOx (at 0% O2).

Reason: *In order to reduce the emissions generated by the development having regard to policy 34 of the Adur Local Plan.*

14. Prior to the use of any external materials and finishes to be used for the external walls (including windows, spandrel glazing, doors, balconies and window screens) and roofs of the proposed buildings, a schedule and sample of those materials and finishes shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

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

15. The development shall provide a 1m - 1.2m wide strip of land across the site frontage as shown on the approved plans which shall be reserved for road widening and the provision of a future cycle way along the A259 Albion Street.

    Reason: *In order to secure the provision of sustainable transport measures having regard to policy 28 of the Adur Local Plan and policy SH5 of the Shoreham Harbour Joint Area Action Plan.*

16. No part of the development (other than the refurbished 7-9 Albion Street) shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

    Reason: *To provide car-parking space for the use having regard to policies 15 and 28 of the Adur Local Plan.*

17. The secure, covered cycle parking shown on the plans shall be provided prior to first occupation of the flats hereby approved and shall thereafter be retained permanently solely for such purposes.

    Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and having regard to policies 15 and 28 of the Adur Local Plan.*

18. The vehicular access from the site to the public highway shall be designed, laid out and constructed with kerb radii, visibility splays and sight lines in all respects in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority before commencement of construction of the access, which shall be constructed in accordance with the approved details before any flat is occupied (other than the refurbished 7-9 Albion Street). Thereafter such visibility splays and sight lines shall be kept clear of any obstruction.

    Reason: *In the interests of highway safety having regard to Manual for Streets and policy 28 of the Adur Local Plan.*

19. No part of the development (other than the refurbished 7-9 Albion Street) shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

    Reason: *To encourage and promote sustainable transport having regard to policy 28 of the Adur Local Plan.*

20. Each dwelling shall be constructed and fitted out so that the potential consumption of wholesome water by persons occupying the dwelling will not exceed 110 litres per person per day.

    No dwelling shall be occupied unless the notice for that dwelling of the potential consumption of wholesome water per person per day required by the Building Regulations 2010 (as amended) has been given to the Local Planning Authority.

    Reason: *In order to set a higher limit on the consumption of water by occupiers as allowed by regulation 36 of the Building Regulations 2010 and to increase the sustainability of the development and make efficient use of water in accordance with policy 18 of the Adur Local Plan.*

21. 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 the approved plans.

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

22. All dwellings hereby approved shall be occupied at all times as affordable rented homes as defined by the NPPF.

    Reason: *To ensure that the development delivers affordable housing as required by Policy 21 of the Adur Local Plan.*

23. The approved programme of archaeological work shall be carried out in accordance with the approved details.

    Reason: *To ensure appropriate investigation and recording of archaeological heritage assets on the site in advance of development having regard to Policy 17 of the Adur Local 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.

Ref: AWDM/1999/21

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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 the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

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. 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.

7. 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.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).