Adur District Council

Development Management

Mr Stephen Jupp
Stephen Jupp MRTPI
348 Chichester Road
Bognor Regis
West Sussex
PO21 5BX

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1837/15

Details of Development
TWO STOREY SIDE EXTENSION AND ROOF CONVERSION TO EXTEND 2 EXISTING FLATS AND PROVIDE COVERED CYCLE STORE AND ONE PARKING SPACE ALONG WITH REORGANISATION OF EXISTING PARKING AREA TO PROVIDE AMENITY AREA FOR FLATS

Location of Development
DOVECOTE MEWS CHANCTONBURY DRIVE 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 10th February 2016.

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
08/03/2016

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 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 not be occupied until the vehicle parking, turning spaces and cycle parking spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

    Reason: *To provide adequate on-site cycle parking provision and car parking and turning.*

03. 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.*

04. 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. 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 saved policies AB25-27 of the Adur District Local Plan.*

05. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

Cont…/

06. This permission relates to the following approved plans received 10 February 2016:-

Sheet 2 Block Plan
Parking Layout Plan Sheet 4A.
Floor Plan Layouts 1:50 and Elevations1:100 drawing

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.

02. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk