ADUR DISTRICT COUNCIL

Mr Mark Plowman
39 Old Fort Road
Shoreham By Sea
West Sussex
BN43 5RL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1678/20

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (VEHICLE ACCESS), 4 (PARKING), 5 (CYCLE PARKING DETAILS), 7 (BOUNDARY TREATMENTS), 10 (LANDSCAPING), 11 (EXTERNAL FINISHED), 15 (BALCONY SCREENS) AND 17 (WHOLESOME WATER CALCULATIONS) OF PREVIOUSLY APPROVED AWDM/0442/20.

Location of Development
LAND BETWEEN 41 AND 45 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
18/11/2020

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

Approved Date - 18/11/2020

3 No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of road safety and having regard to policy 28 of the Adur Local Plan.*

Approved Date - 18/11/2020

4 No part of the development 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.*

Approved Date - 18/11/2020

5 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car having regard to policy 28 of the Adur Local Plan.*

Approved Date - 18/11/2020

7 No development above slab level shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the building is 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.*

Approved Date - 18/11/2020

10 No works or development above slab level shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting 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 policies 15 and 30 of the Adur Local Plan.*

Approved Date - 18/11/2020

11 No development above slab level 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 policy 15 of the Adur Local Plan.*

Approved Date - 18/11/2020

15 No development above slab level shall be carried out unless and until details of the screens at the sides of the proposed balcony have been submitted to and approved in writing by the Local Planning Authority. The screens shall be erected in accordance with the approved details prior to commencement of use of the balcony and shall thereafter be retained.

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

Approved Date - 18/11/2020

17 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.*

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
CONDITIONS		17.11.2020
BLOCK PLAN		17.11.2020
WATER EFFICIENCY CALCULATOR NEW DWELLINGS		21.10.2020

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