Adur District Council

Planning, Regeneration and Wellbeing

ADM Architects
Trinity
Strettington
Chichester
West Sussex
PO18 0LA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1090/11

Details of Development
PART TWO/PART THREE-STOREY EXTENSION ON NORTH SIDE AND ASSOCIATED ELEVATION ALTERATIONS IN CONNECTION WITH PROPOSED USE AS MEDICAL CENTRE, (CLASS D1) WITH ANCILLARY PHARMACY, TOGETHER WITH PROVISION OF 31 CAR PARKING SPACES, CYCLE PARKING AND NEW PEDESTRIAN ACCESS FROM UPPER SHOREHAM ROAD

Location of Development
THAKEHAM HOUSE EAST OF 193 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6TQ

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 21st December 2011.

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
15/03/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The principle of the proposed replacement healthcare care facility on this site accords with saved policy SC4 of the Adur District Local Plan. The sustainable re-use and adaptation of this building which will safeguard the retention of a local 'heritage asset' into the future is welcomed. The scale of the proposed rear extension is largely determined by an operational requirement to provide fully compliant access within the building. The submitted drawings show that the architectural composition and detailed design has been carried out to a high standard, responding sympathetically to and safeguarding the important elements of the historic character of the building. Subject to conditions of planning permission it is considered the proposed development can take place without adversely impacting on the amenities of existing and future residential occupiers and without detraction from highway safety. The proposed development would not therefore conflict with saved policies AG1 and SC4 of Adur District Local Plan or policies SP3, CC1, CC6, T4, T5, BE1, BE6, S2, SCT1 of the South East Plan.

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 be carried out in accordance with the following approved plans:-

Drawing No. 1382/01/A Title: Location Plan Date received: 21 December 2011
Drawing No. 1382/04 Title: Site Plan as Existing (showing vehicular access to other Hospital site areas) Date received: 10 February 2012
Drawing No. 1382/05/F Title: Site Plan as Proposed (showing vehicular access to other Hospital site areas) Date received: 10 February 2012
Drawing No. 1382/06 Title: Topographical Survey Date received: 21 December 2011
Drawing No. 1382/07/H Title: Site Plan Date received: 22 February 2012
Drawing No. 1382/08/A Title: Cross Section Through Site (North-South) Date received 10 February 2012
Drawing No. 1382/10 Title: Existing Floor Plans Date received: 21 December 2011
Drawing No. 1382/16 Title: Existing Elevations Date received: 21 December 2011
Drawing No. 1382/22/B Title: South Elevation as Proposed Date received: 10 February 2012
Drawing No.1382/23/B Title: East Elevation as Proposed Date received: 22 February 2012
Drawing No.1382/24/B Title: North Elevation as Proposed Date received: 22 February 2012
Drawing No. 1382/25/A Title: West Elevation as Proposed Date received: 10 February 2012
Drawing No. 1382/30 Title: Ground Floor Plan - Proposed Date received: 10 February 2012
Drawing No. 1382/31 Title: First Floor Plan - Proposed Date received: 10 February 2012
Drawing No. 1382/32 Title: Second Floor Plan - Proposed Date received: 10 February 2012

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

03. No development shall take place unless and until details of the proposed walls and/or fences, including the proposed alterations to the boundary wall fronting Upper Shoreham Road, retaining walls within the site, gates and barriers or other means of controlling access to the proposed car park have been submitted to and approved in writing by the Local Planning Authority. Thereafter the details as agreed in writing by the Local Planning Authority shall be implemented prior to the commencement of use of the proposed development and shall thereafter be retained.

Reason: *In the interests of amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

04. The use of the hereby permitted development shall not be commenced until the parking spaces and access facilities, including the pedestrian access facilities, shown on the submitted plans have been provided, surfaced and marked out in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than for their designated use.

Reason: *In the interests of amenity and highway safety and having regard to PPG13.*

05. The use of the development hereby permitted shall not be commenced until secure, covered provision for parking of cycles has been made in accordance with a detailed construction plan to be submitted to and approved in writing by the Local Planning Authority. Such provision shall thereafter be retained at all times for its designated use.

Reason: *To provide alternative travel options to the use of the car in accordance with PPG13.*

06. The use of the development thereby permitted shall not be commenced until the new section of internal access road and reconfigured car parking spaces within the main Hospital grounds have been provided, surfaced and marked out in accordance with a detailed construction plan to be submitted to and approved in writing by the local planning authority. The access and parking facilities so provided shall thereafter be retained at all times for their designated use.

Reason: *To provide an alternative means of access within the main Hospital grounds.*

07. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-
(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding; and
(v) measures to control the emission of dust and dirt during construction (including works of demolition) .

Reason: *In the interests of highway safety and amenity.*

08. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Public Holidays. On all other days such work shall only be undertaken between the hours of 8.00 am and 6.00 pm on Monday to Friday and between the hours of 8.00 am and 1.00 pm on Saturdays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

09. 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 soft and hard landscaping, which shall include indications of all existing trees and details of those to be retained, together with details of the soft landscaped 'buffer' adjacent to the western site boundary. 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 building.

Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan.*

10. No development, including site works of any description, shall take place on the site unless and until all the existing trees [identified for retention under condition 9 of this permission] have been protected in accordance with an arboricultural method statement and tree protection plan (to include protection measures during and after construction and any construction exclusion zones) in accordance with BS5837:2005 which shall have been submitted to and approved in writing by the local planning authority and shall include any proposal for pruning or other preventative works. Within the areas so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without he prior written approval of the Local Planning Authority. If any excavations are required in the fenced off areas they shall be undertaken and backfilled only by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.

Reason: *To protect the trees from damage and to comply with saved policy AB25 of the Adur District Local Plan.*

11. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the proposed extension have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved materials and finishes.

Reason: *In the interests of visual amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

12. No development hereby permitted shall take place on the site unless and until a specification detailing the materials, colour and external finishes of the new and replacement windows and doors, and detailed drawing(s) and section(s) of the proposed window(s) at a scale not less than 1:5 detailing the dimensions/ profiles/ proportions of the frame(s) and glazing bars, the pattern of opening windows, the position of any trickle vents, the set back of the window from the external wall face; and the window heads and sills, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the windows and doors shall only be installed in accordance with the approved details.

Reason: *In the interests of visual amenity and to safeguard the character of the building having regard to saved policy AG1 of the Adur District Local Plan.*

13. No development shall take place on the site unless and until a specification and detailed drawings and sections at a scale not less than 1:5 of the architectural detailing of the proposed extension including the decorative banding, eaves, faux 'chimneys' and other alterations to the existing building including the 'conservation type' rooflights have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out only in accordance with the agreed details.

Reason: *In the interests of visual amenity and to safeguard the character of the building having regard to saved policy AG1 of the Adur District Local Plan.*

14. The development shall not be occupied or the use commence until details of the external lighting of the building, parking and circulation areas have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the siting, design and lighting intensity of the individual luminaires. Thereafter, the external lighting of the building, parking and circulation areas shall only be carried out in accordance with the details as agreed.

Reason: *In the interests of amenity and to comply with saved policy AP9 of the Adur District Local Plan.*

15. No development shall commence until the draft Green Travel Plan has been approved to the satisfaction of the Highway Authority, and shall thereafter be implemented in accordance with the requirements of the Business Travelwise Officer.

Reason: *To promote alternative travel options to the use of the car in the interests of sustainability and in accordance with PPG13.*

16. Prior to the commencement of development details of the design and construction of the proposed ramped access to the site from Upper Shoreham Road, and details of access to the building and parking areas for disabled people shall be submitted to and approved in writing by the Local Planning Authority. The access details as approved shall be implemented prior to commencement of use of the proposed development.

Reason: *To ensure a satisfactory means of access and in the interests of visual amenity having regard to saved policy AG1 of the Adur District Local Plan.*

17. No arrival or reception of deliveries to the medical centre hereby permitted (including the ancillary pharmacy) shall take place on the site except between the hours of 7.00 am and 6.30 pm on Mondays to Saturdays.

Reason: *In the interests of amenity.*

18. No development shall commence unless and until details of a means of controlling vehicular access to the emergency access route on the west side of the building have been submitted to and approved in writing by the local planning authority. The building shall not be occupied nor the use commence until the details as agreed have been implemented and shall thereafter be retained for the purpose of controlling vehicular access to the west side of the building.

Reason: *In the interest of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

19. Prior to commencement of use of the building details of all externally-sited plant (including any electrical sub-station, air-handling units/compressors/ductwork etc.) together with details of noise emissions and attenuation measures, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, any external plant shall only be installed in accordance with the approved details and the acoustic attenuation measures as agreed.

Reason: *In the interests of amenity and to ensure the use of the site does not have a harmful environmental effect and in accordance with saved policy AG1 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.