Adur District Council

Development Management

Mr Richard Seymour
Circle 25
25 St Johns Road
Polegate
East Sussex
BN26 5BN

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1804/14

Details of Development
MINOR MATERIAL AMENDMENT TO APPROVED APPLICATION AWDM/0366/13 FOR THE ADDITION OF A DUMMY CHIMNEY; MINOR INTERNAL AMENDMENTS; NEW LOBBY PORCH; SUN TUBES, VELUX ROOFLIGHTS TO NORTH, SOUTH AND WEST ELEVATIONS (ALL AT LEAST 1.8M ABOVE FLOOR LEVEL) AND WESTERN BOUNDARY WALL TO BE REBUILT TO A HEIGHT OF 2.4M WITH 0.6M TRELLIS (VARIATION TO CONDITIONS 2 AND 9)

Location of Development
BUILDERS STORE REAR OF 4 TO 14 SOUTHVIEW ROAD SOUTHWICK BRIGHTON 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 23rd December 2014.

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

G Peck

Planning Services Manager
26/03/2015

PTO

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

Drawing No. 12033_P03C Site Plan received 16 March 2015
Drawing No. 12033_P04B Floor Plans received 23 December 2014
Drawing No. 12033_P05B Elevations received 23 December 2014
Drawing No. 12033_P06B Perspectives received 23 December 2014

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

03. The development shall be carried out in accordance with the approved schedule of external materials and finishes.

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

04. No external lighting or floodlighting shall be installed except in accordance with the previously approved details.

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

05. The premises shall be used as an office, store and ancillary workshop only and for no other purpose within Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

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

06. The use of the premises shall be restricted to between the hours of 8am and 6pm Monday to Friday and 8.30am and 1pm on Saturdays only.

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

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07. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed building shall not be extended or altered.

Reason: *In the interests of amenity and the environment having regard to saved policy AE16 of the Adur District Local Plan.*

08. The wall on the western boundary of the site shall be rebuilt to a height of 2.4m with 600mm trellis on top in accordance with the approved details before the building is first occupied.

Reason: *In the interests of amenity and the environment having regard to saved policy AE16 of the Adur District Local Plan.*

09. The visibility splay areas on either side of the access at its junction with Southview Road shall be kept free from any obstruction over 0.6 metres above the level of the carriageway of the highway.

Reason: *In the interests of highway safety having regard to Manual Streets.*

10. The building shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with the approved plans The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the premises concerned.

Reason: *In the interests of amenity and highway safety and having regard to the National Planning Policy Framework.*

11. No development shall be carried out until all buildings and structures existing on the application site at the date of this permission (except boundary walls or fences) have been demolished, the debris removed from the site (unless the mentioned is being recycled for reuse) and the site cleared.

Reason: *In the interests of amenity and to comply with saved policy AG1of the Adur District Local Plan.*

12. All planting, seeding or turfing comprised in the previously approved details of landscaping shall be carried out in the first planting and seeding seasons following the first use of the building 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.*

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13. No work for the implementation of the development hereby permitted shall be undertaken on the site other than between the hours of 8am and 6pm Monday to Friday and 8.30am and 1pm on Saturdays. There shall be no work on Sundays or Public Holidays

    Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan and the policies of the National Planning Policy Framework.*

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. Precautionary land contamination

    This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

03. The applicant is advised to contact the Council's Environmental Health section for a demolition notice under the Building Act 1984 prior to any demolition taking place.