

8th May 2026

JAMES BRECKELL ARCHITECTS LIMITED

89 OLD FORT ROAD

SHOREHAM BY SEA

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Adur District Council

Planning Department

Appeal Reference: APP/Y3805/W/25/3370618

41 Overmead, Shoreham by Sea, West Sussex, BN43 5NS

Planning Application reference: AWD/008024

PLANNING CONDITIONS:

Dear Sirs,

The planning inspectorate in the determination of the above appeal has set out a number of planning conditions in the appeal decision. The planning conditions are set out in appeal decision. We would like to address the planning conditions information as follows:

Condition 1: (3 year time limit) – agreed.

Condition 2: Approved drawings – agreed

Condition 3: The provision and approval of a construction management plan. This is work in progress and we would like to submit this during the course of this planning application.

Condition 4 & 5:

Please refer to drainage details as set out on drawings:

26002 drainage blanket 100 years + 45%

26002 Drainage details 1_200_P1

26002 Drainage details 2_201_P1

26002 Infiltration rate calculation

26002 Site Drainage 100-P1

Condition 6:

The minimum floor level of the ground floor is set at 6.29.

A flood warning and evacuation plan will be submitted separately.

Condition 7:

A flood warning evacuation plan shall be submitted to and approved by the LPA during the course of this application.

Condition 8:

Please see the detailed design drawings that are submitted with this application. The following energy efficient measures are proposed:

1. Super insulating the external envelope

2. Heating and hot water provided via an air source heat pump
3. Double glazing

To achieve building regulations approval, the design will have to meet national standards for energy efficiency. Unless these standards are met, approval under the building regulations would not be granted. This planning condition is met, when building regulations approval is confirmed.

Condition 9:

External Brickwork, concrete interlocking tiles, windows and doors are all to match the materials of 41 Overmead. Materials will be on site and available for inspection by a planning case officer at the time of construction.

Condition 10:

Please refer to the approved planning drawing 464/A2/04J (proposed plans and elevations) for the hard and soft landscaping scheme.

Condition 11:

Details of bicycle storage are confirmed on drawing 464/A4/10 building regulations.

We trust the above information is sufficient to satisfy the above planning conditions and welcome confirmation that planning conditions as set out on the appeal decision are satisfied.

Condition 12: We understand that Permitted Development Rights are revoked for this development.

Yours sincerely

James Breckell

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