Adur District Council

Planning, Regeneration and Wellbeing

Mr Andy Davies
A Davies Design
5 Goldsmid Mews
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Hove
East Sussex
BN3 1FB

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/0002/13

Details of Development
**APPLICATION TO VARY CONDITION 11 OF AWDM/0292/12 TO ALLOW CONSTRUCTION OF A LARGER FLAT ROOFED DORMER TO SOUTH ELEVATION AND NEW DORMER TO REAR, PLUS REVISED SITE AREA**

Location of Development
**50 OVERHILL SOUTHWICK BRIGHTON WEST SUSSEX BN42 4WJ**

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 2012.

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
01/02/2013

ADUR DISTRICT COUNCIL

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**Ref: AWDM/0002/13**

## SCHEDULE

**Reasons for Granting Permission**

01. The development is within the built-up area and helps meet the need for additional housing without detracting from the existing local urban environment. It has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It consequently does not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2).

**Conditions**

01. The building shall not be occupied until the approved boundary walls and/or fences have been erected and they shall thereafter be retained permanently

    **Reason**: *In the interests of amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

02. The access from the site to the public highway shall be designed, laid out and constructed with kerb radii, visibility splays and sight lines in all respects in accordance with the approved plans and details before any other operation or use authorised by this permission is commenced. Thereafter such visibility splays and sight lines shall be kept clear of any obstruction.

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

03. Secure, covered cycle parking shall be provided within the curtilage of the site in accordance with the approved details prior to occupation of the dwelling hereby approved and shall thereafter be retained permanently solely for such purposes.

    **Reason**: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework.*

04. The access shall not exceed 3 metres in width and shall be laid out to provide visibility splays on each side of its junction with the existing public highway. These splays shall be 2 metres by 2 metres on each side of the access based on the existing highway boundary. No other work shall be carried out on the site until the above mentioned splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

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

05. 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 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.*

06. The rooflight on the north-west rooflslope of the dwelling hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

**Reason**: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

07. The hard surfaces shown on the approved drawings shall be constructed and thereafter retained using only permeable materials and/or a permeable construction or alternatively provision shall be made and thereafter retained to direct surface run-off from the hard surfaces to a permeable or porous area or surface within the curtilage of the site.

**Reason**: *To reduce the risk of localised flooding and in the interests of sustainability having regard to the National Planning Policy Framework.*

08. This permission relates to the following approved plans date stamped received 21 December 2012:-

Block Plan
Drawing No. 12015/13.001D (Front Elevation)
Drawing No. 12015/13.002B (Rear Elevation)
Drawing No. 12015/13.003C (Side Elevation (North)
Drawing No. 12015/13.004C (Side Elevation (South)

**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.