Adur District Council

Planning, Regeneration and Wellbeing

Mr Richard Morrice
Miller Bourne Architects
332 Kingsway
Hove
East Sussex
BN3 4QW

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0872/13

Details of Development
RETROSPECTIVE APPLICATION FOR REVISION TO HEIGHT, FENESTRATION AND POSITIONS OF FOUR NEW HOUSES ON PLOT (AMENDMENTS TO AWDM/0302/11) (25-27 OLD FORT ROAD).

Location of Development
25-27 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5RL

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 July 2013.

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
27/08/2013

PTO

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. The changes to the approved scheme do not result in unacceptable detriment to the amenities of neighbouring properties when compared with the approved plans, subject to the rear first floor windows being obscure glazed. It consequently does not conflict with the relevant saved policies of the Adur District Local Plan (AG1, AH2) or the policies of the National Planning Policy Framework.

Conditions

01. The dwellings shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided 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 access and parking of vehicles incidental to the use of the proposed dwellings.

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

02. No construction work shall be carried out on site unless and until the approved provision for temporary parking and loading/unloading of all contractors' vehicles, and for contractors' buildings, plant, and stacks of materials has been provided and retained and used for the purpose specified in the approved details throughout the period of work on the site with all vehicles, plant and materials kept within the areas so approved.

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

03. The hard and soft landscaping works shall be carried out in accordance with the approved details. 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 to comply with saved policie AB26-27 of the Adur District Local Plan.*

04. The development shall be completed in accordance with the approved schedule of external materials and the approved plans

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

PTO

05. An obscure-glazed screen shall be installed in accordance with details to be submitted and approved in writing by the Local Planning along the north side of the proposed roof terraces and there shall be no use whatsoever of the flat roofs as an external terrace or balcony except on the forward most parts shown on the approved plan AD-04E.

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

06. The windows in the east and west side elevations of the dwellings 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 they shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

07. The dwellings hereby permitted shall not be occupied until the lower, non-opening panes of the existing first floor rear windows have been replaced with obscure-glazed and non-opening windows and they shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

08. 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 dwellings shall not be extended or altered by means of any development as set out within Classes A, B, C, D and E of Part 1 of the Schedule to that Order.

Reason: *In the interests of amenity and the environment having regard to the nature of the site and saved policy AH2 of the Adur District Local Plan.*

09. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing AD-03 Rev B (Proposed Site Plan) received 23 July 2013
Drawing AD-04 Rev E (Proposed Floor Plans) received 13 August 2013
Drawing AD-05 Rev F (Proposed Front and Rear Elevations) received 13 August 2013
Drawing AD-06 Rev C (Proposed Side Elevation and Section) received 23 July 2013

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

PTO

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.