Adur District Council

Planning, Regeneration and Wellbeing

Mr James Breckell
James Breckell Architects
The Adur Business Centre
Little High Street
Shoreham-by-Sea
West Sussex
BN43 5EG

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/1541/13

Details of Development
**DEMOLISH EXISTING BUNGALOW AND CONSTRUCT REPLACEMENT BUNGALOW.**

Location of Development
**89 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HA**

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 18th December 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
19/02/2014

PTO

ADUR DISTRICT COUNCIL

Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

## SCHEDULE

**Reasons for Granting Permission**

01. The proposed development is within the built up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2) and The National Planning Policy Framework.

**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 unless indicated otherwise by any other condition imposed by this permission: -

    Drawing no. 02 Rev C validated 21st February 2014 excepting outbuildings)
    Flood Risk Assessment - validated 18.12.13

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

03. No development shall take place until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until such 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.*

04. The dwelling shall not be occupied unless and until car parking space and access facilities have been provided in accordance with 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 National Planning Policy Framework*.

PTO

05. No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning Authority and such facility shall be retained in working order and operated throughout the period of construction work to ensure that vehicles do not leave the site carrying earth, mud or other material on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

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

06. No construction work shall be carried out on site unless and until provision has been made in accordance with details approved by the Local Planning Authority for temporary parking and loading/unloading of all contractors' vehicles, and for contractors' buildings, plant, and stacks of materials. Such provision shall be 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.*

07. Notwithstanding the provision 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) no windows or other openings (other than as hereby approved) shall be formed in the east or west walls of the building; or the dwelling extended or outbuildings of more than 10 cubic metres erected without the prior permission of the Local Planning Authority on an application in that behalf.

**Reason:** *To safeguard amenity and design integrity and to prevent overlooking and to comply with policy AH2 of the Adur District Local Plan and National Planning Policy Framework.*

08. The flank ground floor windows shown as serving en suite, bathroom and WC in the approved plans shall be obscurely glazed .

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

09. Details of surface water drainage shall be submitted to and approved by the Local Planning Authority prior to occupation of the dwelling and provided in accordance with any such approval.

In any event, the dwelling hereby approved shall not be occupied unless and until the building and its curtilage have been designed and built out with flood-proofing/resilience measures in accordance with the submitted Flood Risk Assessment and such measures shall be retained thereafter.

**Reason**: *To ensure sustainable drainage and to minimise the risk and effects of potential flooding in accordance with National Planning Policy Framework.*

PTO

10. No development shall be carried out until a schedule of materials and finishes to be used for the external walls, roofs, and cladding of the proposed building has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** *In the interests of visual amenity and to accord with Policy AH2 of the Adur District Local Plan.*

11. No works shall commence unless and until a scheme for minimising dust emissions from demolition and construction works has been submitted to and approved in writing by the Local Planning Authority and the demolition and construction work shall not be carried out other than in full accordance with any such approval.

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

12. 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 8am and 6pm.

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

**Informatives / Notes to Applicant**

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.