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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0573/08**

Mr Ray Reynolds
R J Reynolds Architectural Services Ltd
82 Greenacres
Shoreham By Sea
West Sussex
BN43 5XL

Details of Development
DEMOLITION OF FORMER TOOL HIRE SHOP (64) AND ERECTION OF NEW SHOP WITH STORAGE UNDER AND 3 MAISONETTES ABOVE PLUS CONVERSION OF ADJACENT WEST PART (62) INTO 2 MAISONETTES.

Location of Development
62 - 64 NEW ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RB

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 8th December 2008.

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

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

03/04/2009

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing and retail provision without detracting from the local environment. It would enhance the setting of the adjacent listed buildings and the character and appearance of the Conservation Area. 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, AB3-6, AB11, AB20, AH2, AH5) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, NE6, CH4-5, ERA1, DEV1-2, DEV4-5).

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. No development shall take place until details of the external retaining walls and any fences have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such walls and fences have been erected.

    Reason: *In the interests of amenity and to comply with policy AB4 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. The new shop 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 shop.

    Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AH2 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

04. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision

for temporary parking and loading/unloading of all Contractors vehicles, and for Contractors buildings, plant, and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site.

Reason: *In the interests of highway safety and amenity and to comply with policy DEV4-5 of the West Sussex Structure Plan.*

05. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping. All planting, seeding or turfing comprised in the 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.

Reason: *In the interests of visual amenity and the environment and to comply with policy AB27 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

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

Reason: *In the interests of visual amenity and to comply with policy AB4 of the Adur District Local Plan and CH4 and DEV1 of the West Sussex Structure Plan.*

07. Prior to commencement of works, details of proposed balcony screens shall be submitted to and approved by the Local Planning Authority and the screens shall be installed in accordance with such details prior to commencement of occupation of the dwelling unit concerned.

Reason: *In the interests of amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

08. This permission relates to the application as amended by the revised plans 1661/P3B and P5C received on 23 February 2009 and P4B, P6B and P7B received on 12 January 2009.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AB4 of the Adur District Local Plan and CH4 and DEV1 of the West Sussex Structure Plan.*

09. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of

investigation which has been submitted by the applicant and approved in writing by the Planning Authority.

Reason: *The site is of archaeological significance and it is important that it is recorded by excavation and to comply with policy AB1 of the Adur District Local Plan and CH7 of the West Sussex Structure Plan.*

10. No external lighting or floodlighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy AP9 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

11. No development shall be carried out until the existing shop building as shown on the plan approved under ref ADC/0051/09 has been demolished and the debris removed from the site.

Reason: *In the interests of amenity and to comply with policy AB4 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

12. The shop premises shall be used only for purposes within Use Class A1 (shops) as defined in the Town and Country Planning (Use Classes) Order 1987 or in any equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

Reason: *In the interest of amenity and to comply with policy AG1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

13. The buildings shall not be occupied until the refuse bin enclosures have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy AG1 and AH2 of the Adur District Local Plan and CH4 and DEV1 of the West Sussex Structure Plan.*

14. The development hereby permitted shall not be commenced until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the buildings shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

Reason: *To ensure adequate drainage and to comply with policy AP4 of the Adur District Local Plan and ERA4-5 & DEV3 of the West Sussex Structure Plan.*

15. No development shall be commenced until the developer has carried out an investigation to assess the degree of ground contamination on the site and its pollution potential. The method and extent of investigation shall be agreed

beforehand with the Local Planning Authority. Where contamination is identified appropriate remedial measures (including monitoring provisions) shall be undertaken prior to commencement of development in accordance with details to be submitted to and approved in writing by the Local Planning Authority. If during development contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for an amendment to the remediation strategy detailing how this unsuspected contamination will be dealt with.

Reason: *To safeguard against public health and safety risk and to comply with policy ERA5 of the West Sussex Structure Plan.*

16. No development shall take place until details of the proposed shopfront design and access has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: *In the interests of visual amenity and to preserve the special character of the Conservation Area in accordance with policies AB4 of the Adur District Local Plan and CH4 and DEV1 of the West Sussex Structure Plan.*

17. The dwellings hereby permitted shall not be occupied unless and until they have been constructed in accordance with the recommendations on structure, ventilation and sound insulation as set out in the document 'PPG24 Assessment of the Impact of Road Traffic Noise' dated 4 March 2009 (by Acoustic Associates Sussex Ltd).

Reason: *In the interests of residential amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*