ADUR DISTRICT COUNCIL

Liam Russell Architects
24 Windlesham Road
Brighton
BN1 3AG

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0482/21

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 2 (CAR PARKING SPACES), CONDITION 3 (COVERED AND SECURE CYCLE PARKING), CONDITION 4 (PEDESTRIAN VISIBILITY SPLAYS) AND CONDITION 7 (HARD AND SOFT LANDSCAPING) OF PREVIOUSLY APPROVED AWDM/2015/20.

Location of Development
CECIL NORRIS HOUSE 2A RAVENS ROAD SHOREHAM-BY-SEA WEST SUSSEX

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

GPeck

Gary Peck
Planning Services Manager
20/05/2021

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 19/05/2021

2 No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: *To provide car-parking space for the use.*

Approved Date - 19/05/2021

3 No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwellings have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

Approved Date - 19/05/2021

4 No part of the development shall be first occupied until pedestrian visibility splays have been provided either side of the proposed car parking spaces in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: *In the interests of road safety.*

Approved Date - 19/05/2021

7 The development hereby permitted shall not be occupied until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. 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 the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

/Contd …

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
LANDSCAPE PLAN	PA-015 C2	27.04.2021
SITE PLAN	A-1000 C5	17.03.2021
BIN & BIKE STORE	A-357 C2	17.03.2021