ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

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

APPLICATION NUMBER: ADC/0774/07

ADCS Ltd
27 Ethelwulf Road
Worthing
West Sussex
BN14 7NF

Details of Development
AMENDMENT TO ADC/0226/06 FOR CONVERSION TO 7 SELF-CONTAINED ONE-BEDROOM FLATS (INSTEAD OF 8 FLATS)

Location of Development
SURRY ARMS 388 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RE

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 7th January 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.

Keith Morgan
Planning Services Manager

13/02/2008

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, AH5) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, CH1, ERA1, DEV1, 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. The dwellings shall not be occupied until the parking spaces, cycle storage facility (sufficiently adequate to accommodate 2 cycles per dwelling unit) 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: *To ensure adequate provision for parking clear of the highway and to comply with policy AH2 and AH9 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

03. 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.*

PTO

04. 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 at all times that the premises are in use 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 and to comply with policy DEV4 of the West Sussex Structure Plan.*

05. The materials and finishes of the external walls and roof of the rear extension and porch hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing building.

Reason: *In the interests of visual amenity and to comply with policies AH2 and AH9 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 front dormers and balcony balustrades shown on the approved drawings, together with details of any alternative external finishes to the balance of the building 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 AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

07. Notwithstanding the details shown on the approved drawings the following features shall remain unaltered unless previously approved in writing by the Local Planning Authority: the cornice detail on the south and west sides of the building; the pilasters and glazed tiling to the front (south) elevation and chamfered corner of the building fronting Brighton Road; the existing ground floor windows in the front (south) elevation.

Reason: *In the interests of visual amenity and to comply with policies AH2 and AH9 of the Adur District Local Plan and CH1 and DEV1 of the West Sussex Structure Plan.*

08. The new replacement windows, French doors and new entrance door fronting Brighton Road shown on the approved drawings shall consist of timber, the detailed design of which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policies AH2 and AH9 of the Adur District Local Plan and CH1 and DEV1 of the West Sussex Structure.*

PTO

09. Lighting of communal entrance shall be installed prior to occupation of the dwellings/flats in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

10. No development shall take place until details of walls and fences have been submitted to and approved in writing by the Local Planning Authority, including the erection of a new screen fence on the north side boundary and the building shall not be occupied until such walls and fences have been erected in accordance with the approved details.

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.*

11. The accommodation shall not be occupied until bin storage areas 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 AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

12. 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 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 AB26-27 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

13. The development hereby permitted shall not be commenced until details of the proposed drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

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.*