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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/0587/07

Mr Tony Phebey
27 Ethelwulf Road
Worthing
West Sussex
BN14 7NF

Details of Development
THREE-STOREY BUILDING COMPRISING 5 TWO-BEDROOM APARTMENTS WITH 5 CAR PARKING SPACES AT REAR ACCESSED FROM SURRY STREET

Location of Development
LAND ADJACENT SURRY ARMS 388 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX

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 20th September 2007.

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

13/11/2007

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 West Sussex Structure Plan 2001-16 (LOC1, NE1-2, CH1, ERA1, ERA4, 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. No development shall take place until the existing clothes drying area and recycling facility have been removed and re-provided in a different position, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity having regard to policies AG1 and AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. No development shall take place until details of walls and/or fences 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. These details shall include a close-boarded fence along the north boundary of the site which shall be 2m high except within 2m of the highway boundary to the west where it shall be no higher than 1m.

Reason: *In the interests of amenity and highway safety and to comply with policies AH2 of the Adur District Local Plan and DEV1 and DEV4 of the West Sussex Structure Plan.*

PTO

04. The flats shall not be occupied until 5 car parking spaces and 10 cycle spaces 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 cars and cycles incidental to the use of the proposed flats.

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.*

05. The flats hereby permitted shall not be occupied until space has been laid out within the site, as shown on the submitted plan, for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area.

Reason: *In the interest of highway safety and to comply with policy DEV4 of the West Sussex Structure Plan.*

06. No development shall take place until the stub of the former road on the east side of the site has been stopped up (in accordance with the relevant legal procedures) and the kerb and footway provided along Brighton Road. No use of the vehicular access to Surry Street shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. The requisite specification can be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham Common, Clapham, Worthing, West Sussex BN13 3UR. There shall be no drainage of surface water from the property onto the highway.

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

07. 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

08. 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.*

09. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof 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 comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

10. The ground floor level of the building shall be set at 5.1m AODN.

Reason: *To prevent risk of flooding having regard to PPS25 and policy ERA4 of the West Sussex Structure Plan.*

11. No flats shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided 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 DEV1 of the West Sussex Structure Plan and G12 of the West Sussex Waste Local Plan Deposit Draft.*

12. The development hereby permitted shall not be commenced until details of the proposed measures to divert the foul and surface water sewers crossing the site have been submitted to and approved in writing 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.*

PTO

13. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from the proposed access way and turning area shall be passed through trapped gullies designed and constructed to have a capacity and details compatible with the site being drained. Roof water from buildings shall not pass through any such trapped gully.

Reason: *To safeguard against pollution and to comply with policy ERA5 of the West Sussex Structure Plan.*

14. If during development, contamination not previously indentified is found to be present at the site then no further development (unless otherwise agreed in writing with 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 Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: *To prevent pollution of Controlled Waters, having regard to policy ERA5 of the West Sussex Structure Plan.*