Adur District Council

Development Management

Mr Carl Moore
Atterbury Moore Associates
1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex
BN13 3UT

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0636/15

Details of Development
TWO-STOREY EXTENSION TO SOUTH ELEVATION TO PROVIDE NEW RECEPTION AREA AND FOURTH SURGERY FOR GROUND-FLOOR DENTAL PRACTICE AND FURTHER RESIDENTIAL ACCOMMODATION ON FIRST-FLOOR FOR EXISTING 4-BEDROOM MAISONETTE.

Location of Development
6 SOUTHDOWN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5AN

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 14th May 2015.

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

G Peck

Gary Peck
Planning Services Manager
27/10/2015

Adur District Council
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SCHEDULE

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: -

Location Plan: - received 14th May 2015
Proposed Second Floor Plan: - received 14th May 2015
Existing Ground Floor Plan: - received 14th May 2015
Proposed Floor Plans and Elevations: - received 29th September 2015

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

03. The external materials and finishes of the proposed extension shall match those of the existing building and no development shall be carried out unless and until a schedule and sample of materials and finishes to be used for the external walls and roof of the proposed extension have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved schedule and samples.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

04. Prior to the commencement of the development hereby permitted, a specification detailing the materials, colours and external finishes and drawing(s) and section(s) at a scale not less than 1:10 showing the detailed design and profiles of the glazed canopy, support columns and brackets; and the decorative timber framed feature panel and supporting gable brackets have been submitted to and approved in writing by the local planning authority. Thereafter the development shall only be carried out in accordance with the agreed details.

Reason: *To safeguard the character of the area having regard to saved policies AH7 and AB4 of the Adur District Local Plan.*

05. Bonnet roof tiles shall be used on the hipped roof(s) of the extension hereby permitted.

Reason: *In the interests of visual amenity and to protect the character and appearance of the building within the Conservation Area.*

06. No development shall commence until a specification detailing the materials, colour and external finishes of the windows and doors, and drawings and sections of the windows at a scale of 1:10 detailing the dimensions, profiles and proportions of the framing, glazing bars, the pattern of opening windows, the position of any trickle vents, the set back of the

window from the external wall face; and the window heads and expressed window cills (including the 'blind windows'), have been submitted to and approved in writing by the Local Planning Authority. Thereafter the windows shall only be carried out in accordance with the approved details.

Reason: *To ensure a satisfactory appearance and to safeguard the character of the Conservation Area in accordance with saved policies AH7 and AB4 of the Adur District Local Plan.*

07. The first floor maisonette shall remain as one single unit of accommodation and no separate or additional dwelling unit shall be created at any time without prior consent of the Local Planning Authority.

Reason: *To limit the activity and traffic generation associated with the site and to protect the character and appearance of the Conservation Area.*

08. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and between 08.00 and 13.00 hours on Saturday. No work shall take place on Sundays or on Bank or Public Holidays.

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

09. Prior to commencement of development details of secure, covered cycle parking to be provided on site shall be submitted to and approved by the Local Planning Authority. Such provision as agreed shall be provided prior to commencement of use of the new floor space hereby permitted and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport to limit parking and traffic congestion at the site and surrounding area.*

10. No development shall take place until full details the soft landscape works shown on the approved plans to the property frontage have been submitted to and approved in writing by the Local Planning Authority.

Soft landscape works shall include planting plans; written specifications; schedules of plants stating species, sizes and numbers/densities; and the implementation programme. All landscape works shall be carried out in accordance with the approved details. The works shall be completed before any part of the development is occupied or in accordance with the implementation programme approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to enhance the character and appearance of the existing building when viewed within the Conservation Area.*

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.