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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/0371/07**

Miller Bourne Architects
332 Kingsway
Hove East Sussex
BN3 4QW

Details of Development
**CONSTRUCTION OF 4 NO. 3/4 BEDROOM TOWNHOUSES 2 STOREY WITH ADDITIONAL ACCOMODATION IN ROOF SPACE. EACH PROPERTY TO HAVE SEPARATE REAR ACCESS AND CAR PARKING SPACE**

Location of Development
**CAR PARK SHIP STREET 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 21st June 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.

Peter Davies

Peter Davies
Head of Planning and Community

Dated this 15th day of August 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. The loss of the car park would be contrary to policy AT6 of the Local Plan but this would be compensated for by enlargement of a nearby public car park. The lack of external amenity space does not accord with one of the requirements of policy AH2 but is considered acceptable in this instance because of the sustainable town centre location. Apart from this, the proposals would not conflict materially with the relevant policies of the Adur District Local Plan (AG1, AB1, AB3-4, AH1-2, AH5, AT12) and the West Sussex Structure Plan (LOC1, NE1-2, CH1, CH4-5, CH7, ERA1, DEV1, DEV4-5) and the Adur Development Plan Core Strategy (R1, STC1, STC3, H1, H3, ENV4, ENV10.

**Conditions**

01. Approval of the details of the external appearance, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced; plans and particulars of the reserved matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved; and application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

**Reason**: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

**Reason**: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

03. No development shall take place until details of walls, fences, gates and barriers have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such walls, fences, gates and barriers have been erected. These details shall specifically include infilling the openings in the existing boundary wall with matching materials and the provision of a barrier across the access way as shown on the layout plan AD.02.

**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.*

04. The dwellings 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 dwellings.

**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 dwellings hereby permitted shall not be occupied until provision for parking 2 cycles per dwelling has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be retained.

**Reason**: *To ensure adequate provision for parking clear of the highway and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

06. The access to the public highway shall be designed, laid out and constructed with kerb radii, visibility splays and sight lines in all respects in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority before any other operation or use authorised by this permission is commenced. Thereafter such visibility splays and sight lines shall be kept clear of any obstruction.

**Reason**: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and 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 AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

08. No works or development shall take place 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 policy AB26-27 of the Adur District Local Plan and B2 of the West Sussex Structure.*

09. 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 AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

10. 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.*

11. No buildings on the site 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 proposed houses shall achieve efficient environmental performance by, prior to their occupation, being completed to achieve at least level 3 of the Code for Sustainable Homes in accordance with details submitted to and approved in writing by the Local Planning Authority.

**Reason**: *In the interests of sustainability and to accord with policy ENV4 of the Adur Development Plan Submission Core Strategy.*

13. The proposed houses shall, prior to their occupation, be completed to meet the 'Lifetime Homes' standards in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

**Reason**: *In the interests of sustainability and to accord with policy H3 of the Adur Development Plan Submission Core Strategy.*

14. The buildings hereby permitted shall not be occupied until the existing access to the site has been stopped up permanently and obliterated in accordance with details to be submitted to and approved in writing by the Local Planning Authority including re-instatement of the highway kerb and pavement along the length of the site frontage. The requisite specification can be obtained from the Area Highway Engineer, WSCC Southern Area office, Clapham Common, Clapham, Worthing, West Sussex, BN13 3UR.

**Reason**: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

15. If during development, any visible contaminated or odorous material not previously identified is found to be present at the site, it must be investigated and the Local Planning Authority must be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement which must detail how this unsuspected contamination shall be dealt with before continuing with the development.

**Reason**: *To safeguard against public health and safety risk and to comply with policy AP2 of the Adur District Local Plan and ERA5 of the West Sussex Structure Plan.*