Adur District Council

Development Management

Mr Anthony Foster
DOWSETTMAYHEW Planning Partnership
Pelham House
Brighton
East Sussex
BN1 4ET

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0606/15

Details of Development
DEMOLITION OF EXISTING GARAGE BLOCK AND CONSTRUCTION OF 4 NO. GARAGES AND 1 NO. STUDIO UNIT AND COMMUNAL COMMON ROOM AND KITCHEN AREA ON GROUND FLOOR WITH AN ADDITIONAL 5 NO. STUDIO UNITS AT FIRST FLOOR (6 NO. UNITS IN TOTAL) FOR STUDENT ACCOMMODATION; CYCLE AND REFUSE STORAGE AT GROUND FLOOR LEVEL

Location of Development
GARAGE BLOCK BRITANNIA HOUSE HIGH 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 29th 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
16/11/2015

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. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

    (1) A preliminary risk assessment which has identified:-
    - all previous uses;
    - potential contaminants associated with those uses;
    - a conceptual model of the site indicating sources, pathways and receptors; and
    - potentially unacceptable risks arising from contamination at the site.

    (2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

    (3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

    (4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

    Any changes to these components require the express consent of the Local Planning Authority.

    The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include

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any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety.*

03. The development permitted by this planning permission shall only be carried out in accordance with the approved FRA and the following mitigation measures detailed within the FRA:

    1. Finished floor levels are set no lower than 5.68 m above Ordnance Datum (AOD) as referenced in the FRA

    2. Ensure the flood defence wall is built around the site to 5.1m AOD as referenced in the FRA.

    The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

    Reason: *To reduce the risk of flooding to the proposed development and future occupants.*

04. No development shall be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority and the dwelling shall not be occupied prior to completion of the works.

    Reason: *To prevent pollution of the water environment by ensuring the necessary infrastructure is in place and to ensure that the development is adequately drained.*

05. The development hereby permitted shall be implemented in accordance with the acoustic report submitted by CST Environmental & Acoustic Consultants and dated August 2015 including that mechanical ventilation shall be provided in accordance with details to be submitted and approved by the Local Planning Authority prior to the occupation of the development hereby permitted. The approved details shall be maintained thereafter.

    Reason: the interests of residential amenity and having regard to saved policy AH2 of the Adur District Local Plan and the policies of the National Planning Policy Framework.

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06. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

07. No construction work shall be carried out on site unless and until provision has been made in accordance with details approved by the Local Planning Authority for temporary parking and loading/unloading of all contractors' vehicles, and for contractors' buildings, plant, and stacks of materials. Such provision shall be retained and used for the purpose specified in the approved details throughout the period of work on the site with all vehicles, plant and materials kept within the areas so approved.

Reason: *In the interests of highway safety and amenity.*

08. The development shall not be occupied until the parking and cycle spaces shown on the submitted plans have been provided. The areas of land so provided shall not thereafter be used for any purpose other than parking of vehicles incidental to the use of the proposed accommodation.

Reason: *To ensure adequate provision for parking clear of the highway and to encourage sustainable modes of transport in accordance with the policies of the National Planning Policy Framework.*

09. No building 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 and agreed in writing with the Local Planning Authority.

Reason: *In the interests of amenity.*

10. Prior to the occupation of the development hereby permitted, a management plan shall be submitted to and approved by the Local Planning Authority detailing measures to protect the amenities of neighbouring occupiers further to the information provided on page 13 of the submitted Design and Access Statement.

Reason: *In the interests of amenity.*

11. The development hereby permitted shall only be occupied by part or full time students, and be used for no other form of accommodation, unless otherwise agreed in writing by the Local Planning Authority.

Reason: *The proposal is considered acceptable as it seeks to provide student accommodation.*

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12. The development hereby permitted shall not be implemented in accordance with the following approved plans:

    Location and Block Plans drawing number TA835/01 rev B received 29 May 2015
    Existing Site Survey drawing number TA835/02 rev B received 29 May 2015
    Existing Plans & Elevations drawing number TA835/03 rev A received 29 May 2015
    Existing Elevation drawing number TA835/04 received 29 May 2015
    Existing Elevation drawing number TA835/05 received 29 May 2015
    Proposed Block Plan drawing number TA835/10 rev B received 29 May 2015
    Proposed Site Plan drawing number TA835/11 rev B received 29 May 2015
    Proposed Floor Plans drawing number TA835/12 rev D received 06 November 2015
    Proposed Elevations drawing number TA835/13 rev C received 29 May 2015
    Proposed Elevations 2 drawing number TA835/14 rev C received 29 May 2015
    Proposed Elevation drawing number TA835/15 received 29 May 2015
    Proposed Elevation drawing number TA835/16 received 29 May 2015
    Proposed Elevation drawing number TA836/17 received 29 May 2015

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

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.