ADUR DISTRICT COUNCIL

Mr Martin Carpenter
Enplan
111 High Street
Lewes
BN7 1XY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/2015/20

Details of Development
APPLICATION TO VARY CONDITIONS 1, 12 AND 13 OF PREVIOUSLY APPROVED AWDM/1742/18: AMENDMENTS: A GANTRY HAS BEEN ADDED TO PROVIDE ACCESS TO THE ROOF; RAINWATER DOWNPIPES HAVE BEEN ADDED TO DRAWINGS; THE MAIN ENTRANCE LOBBY HAS BEEN SET BACK IN THE SOUTH ELEVATION; GLAZING TO THE ENTRANCE LOBBY AND STAIRWELL HAS BEEN SIMPLIFIED AND REDUCED; GLAZED SIDE OF THE HALL IS NO LONGER PRESENT; ROOFLIGHT OVER THE ENTRANCE LOBBY HAS ALSO BEEN REDUCED; DIMENSIONS OF THE BIKE AND BIN STORE HAVE BEEN REDUCED AND ARE NOW PROPOSED TO BE TIMBER CLAD RATHER THAN BRICK; MINOR AMENDMENTS TO THE FENESTRATION IN THE WEST ELEVATION; TRANSOMS HAVE BEEN ADDED TO SOME OF THE WINDOWS IN THE NORTH ELEVATION; HIGH LEVEL WINDOWS IN THE NORTH ELEVATION ARE NOW OPENABLE TO A MAXIMUM OF 100MM; WINDOWS TO THE GROUND FLOOR IN THE NORTHERN ELEVATION WILL NOW BE CLEAR GLAZED; THE REGLIT WALL PREVIOUSLY PROPOSED IN THE NORTHERN ELEVATION HAS BEEN REMOVED AND REPLACED WITH SMALLER, TRADITIONAL WINDOWS; THE TERRACE AND BALCONIES AT THE SOUTH-WEST CORNER OF THE BUILDING HAVE BEEN REDUCED; THE GREEN WALL PREVIOUSLY PROPOSED TO PART OF THE NORTH ELEVATION HAS NOW BEEN REMOVED; SOLAR PANELS IN PLACE OF GREEN ROOF ON THE WESTERN PART OF THE BUILDING.

Location of Development
CECIL NORRIS HOUSE 2A RAVENS 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 4th December 2020.

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

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Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

Ref: AWDM/2015/20



Gary Peck
Planning Services Manager
10/02/2021

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice:-

Reference/Drawing Number	Version	Date Rec
PROPOSED SITE & GROUND FLOOR PLAN	1624-PA-010 REV C1	04.12.2020
PROPOSED FIRST FLOOR PLAN	1624-PA-011 REV C1	04.12.2020
PROPOSED SECOND FLOOR PLAN	1624-PA-012 REV C1	04.12.2020
PROPOSED ROOF PLAN	1624-PA-013 REV C1	04.12.2020
PROPOSED NORTH & SOUTH ELEVATION COLOURED	1624-PA-30A	04.12.2020
PROPOSED EAST & WEST ELEVATIONS COLOURED	1624-PA-031A	04.12.2020

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

02. No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: *To provide car-parking space for the use.*

03. No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwellings have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

04. No part of the development shall be first occupied until pedestrian visibility splays have been provided either side of the proposed car parking spaces in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: *In the interests of road safety.*

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05. The drainage strategy shall be implemented in accordance with the details contained in the e-mail from Andrew Keen, HOP Consulting Civil and Structural Engineers dated 19 January 2019 unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To ensure an adequate drainage strategy for the site.*

06. The development hereby permitted shall provide 100% affordable housing in accordance with the approved scheme and shall meet the definition of affordable housing in the National Planning Policy Framework or any future guidance that replaces it.

Reason: *To address the specific need for affordable housing as set out in the Adur Local Plan 2017.*

07. The development hereby permitted shall not be occupied 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 policies 15 and 30 of the Adur Local Plan.*

08. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the northern elevation of the building.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

09. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be undertaken between the hours of 8am and 6pm.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policies 15 and 34 of the Adur Local Plan.*

10. The windows in the northern elevation of the building hereby permitted above ground floor level will be obscure glazed and will not open further than 100mm in accordance with details to be submitted to and approved by the Local Planning Authority prior to the occupation of the building and they shall not subsequently be altered in any way without the prior agreement of the Local Planning Authority.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policies 15 and 34 of the Adur Local Plan.*

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11. Prior to the occupation of the building hereby permitted a maintenance regime for the sedum roof of the eastern part of the building shall be submitted to and agreed in writing by the Local Planning Authority and the approved regime adhered to thereafter.

Reason: *To ensure that the sustainability benefits and visual appearance of the building are preserved by adequate maintenance.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link https://beta.southernwater.co.uk/infrastructurecharges.
It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

a Adequate soakaway or infiltration system
b Water course
c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).