Adur District Council

Planning, Regeneration and Wellbeing

ADM Architects
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PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0165/13

Details of Development

APPLICATION FOR A MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION AWDM/1090/11 TO REPLACE A WINDOW IN THE GROUND-FLOOR FRONT (SOUTH) ELEVATION OF THE BUILDING WITH A DOOR (SERVING THE ANCILLARY PHARMACY) PLUS RAIN CANOPY OVER REAR (NORTH) FIRE EXIT

Location of Development

THAKEHAM HOUSE EAST OF 193 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6TQ

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 February 2013.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
15/03/2013

ADUR DISTRICT COUNCIL

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Ref: AWDM/0165/13

SCHEDULE

Reasons for Granting Permission

01. The principle of the proposed replacement healthcare care facility on this site accords with saved policy SC4 of the Adur District Local Plan. The sustainable re-use and adaptation of this building which will safeguard the retention of a local 'heritage asset' into the future is welcomed. Although the position of the proposed door to the pharmacy is considered less satisfactory than the scheme approved under AWDM/1090/11, this is outweighed by the overall benefit to the community that will arise from the development of improved healthcare facilities. Subject to conditions of planning permission it is considered the proposed development can take place without adversely impacting on the amenities of existing and future residential occupiers and without detraction from highway safety. The proposed development does not therefore conflict with saved policies AG1 and SC4 of Adur District Local Plan, policies SP3, CC1, CC6, T4, T5, BE1, BE6, S2, SCT1 of the South East Plan or the NPPF.

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, except where approved under a condition of this permission:-

DRWG NO: 1382/01/A Location Plan Received 13.02.1013
DRWG NO: 1384 Site Plan as Existing (showing vehicle access to other Hospital site areas) approved under AWDM/1090/11.
DRWG NO: 1382/05/F Site Plan as Proposed (showing vehicle access to other Hospital site areas) approved under AWDM/1090/11.
DRWG NO: Topographical Survey approved under AWDM/1090/11.
DRWG NO: 1382/07/V Site Plan as Proposed Received 13.02.2013
DRWG NO: 1382/08/A Cross Section through the Site (North-South) approved under AWDM/1090/11.
DRWG NO: 1382/10 Existing Floor Plans approved under AWDM/1090/11
DRWG NO: Existing Elevations approved under AWDM/1090/11.
DRWG NO: 1382/22/D South Elevation as Proposed Received 13.02.2013.
DWRG NO: 1382/23/B East Elevation as Proposed approved under AWDM/1090/11.
DRWG NO: 1382/24/E North Elevation as Proposed Received 13.02.2013.
DRWG NO: 1382/25/B West Elevation as Proposed Received 13.02.2013.
DRWG NO: 1382/49/E Proposed Ground Floor Plan Received 13.02.2013.
DRWG NO: 1382/31 Proposed First Floor Plan approved under AWDM/1090/11.
DRWG NO: 1382/32 Proposed Second Floor Plan approved under AWDM/1090/11.
DRWG NO: SP1319:001 REV A Ground Floor Plan Indicating Proposed Layout (Pharmacy) Received 13.02.2013.
DRWG NO: 1382/93 Canopy over Fire Exit Door (ED03) as Proposed Received 13.02.2013.

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

03. Prior to first occupation the proposed walls and fences, including the proposed alterations to the boundary wall fronting Upper Shoreham Road, retaining walls within the site, gates, barriers and means of controlling access to the car park shall be implemented in accordance with the details agreed by letter on 10.01.2013 under AWDM/1090/11, or as otherwise agreed in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

04. The use hereby permitted shall not be commenced until the parking spaces and access facilities, including the pedestrian access facilities, shown on the plans have been provided, surfaced and marked out 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 for their designated use.

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

05. The use of the development hereby permitted shall not be commenced until the secure, covered provision for parking of cycles has been made in accordance with a detailed construction plan to be submitted to and approved in writing by the Local Planning Authority. Such provision shall thereafter be retained at all times for its designated use.

Reason: *To provide alternative travel options to the use of the car.*

06. The use of the development thereby permitted shall not be commenced until the new section of internal access road and reconfigured car parking spaces within the main Hospital grounds have been provided, surfaced and marked out in accordance with a detailed construction plan to be submitted to and approved in writing by the local planning authority. The access and parking facilities so provided shall thereafter be retained at all times for their designated use.

Reason: *To provide an alternative means of access within the main Hospital grounds.*

07. The development shall be carried out in accordance with the Construction Method Statement approved by letter on 10.01.2013 under AWDM/1090/11 unless otherwise approved in writing by the Local Planning Authority.

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

08. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Public Holidays. On all other days such work shall only be undertaken between the hours of 8.00 am and 6.00 pm on Monday to Friday and between the hours of 8.00 am and 1.00 pm on Saturdays.

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

09. The hard and soft landscaping scheme approved by letter on 10.01.2013 under AWDM/1090/11 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. The approved details of hard landscaping shall be completed prior to occupation of the building.

Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan.*

10. At all times during the development the existing trees identified for retention in the approved landscaping scheme referred to condition 9 of this permission shall be protected in accordance with the arboricultural method statement and tree protection plan agreed on 10.01.2013 under AWDM/1090/11 unless otherwise approved in writing by the Local Planning Authority.

Reason: *To protect the trees from damage and to comply with saved policy AB25 of the Adur District Local Plan.*

11. The development shall be carried out in accordance with the schedule and samples of materials agreed by letter on 10.01.2013 under AWDM/1090/11 unless otherwise agreed in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

12. The development shall be carried out in accordance with the specifications and details of the new and replacement windows agreed by letter on 10.01.2013 under AWDM/1090/11 unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to safeguard the character of the building having regard to saved policy AG1 of the Adur District Local Plan.*

13. The development shall be carried out in accordance with the architectural detailing including the decorative banding, eaves, faux chimneys and conservation rooflights agreed by letter on 10.01.2013 under AWDM/1090/11 unless otherwise agreed in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to safeguard the character of the building having regard to saved policy AG1 of the Adur District Local Plan.*

14. The development shall not be occupied or the use commence until details of the external lighting of the building, parking and circulation areas have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the siting, design and lighting intensity of the individual luminaires. Thereafter, the external lighting of the building, parking and circulation areas shall only be carried out in accordance with the details as agreed.

Reason: *In the interests of amenity and to comply with saved policy AP9 of the Adur District Local Plan.*

15. The development shall not be occupied or the use commence until the draft Green Travel Plan has been approved to the satisfaction of the Highway Authority, and shall thereafter be implemented in accordance with the requirements of the agreed details.

Reason: *To promote alternative travel options to the use of the car in the interests of sustainable development.*

16. The design and construction of the proposed ramped access to the site from Upper Shoreham Road, and access to the building and parking areas for disabled people shall be carried out in accordance with the details agreed by letter on 10.01.2013 unless otherwise approved in writing by the Local Planning Authority.

Reason: *To ensure a satisfactory means of access and in the interests of visual amenity having regard to saved policy AG1 of the Adur District Local Plan.*

17. No arrival or reception of deliveries to the medical centre hereby permitted (including the ancillary pharmacy) shall take place on the site except between the hours of 7.00 am and 6.30 pm on Mondays to Saturdays.

Reason: *To safeguard the amenities of neighbouring residential occupiers.*

18. The means of controlling vehicle access to the emergency access route on the west side of the building agreed by letter on 10.01.2013 under AWDM/1090/11 shall be implemented prior to the commencement of use of the building and shall thereafter be retained for the purpose of controlling vehicular access to the west side of the building.

Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

19. Prior to commencement of use of the building details of all externally-sited plant (including any electrical sub-station, air-handling units/compressors/ductwork etc.) together with details of noise emissions and attenuation measures, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, any external plant shall only be installed in accordance with the approved details and the acoustic attenuation measures as agreed.

Reason: *In the interests of amenity and to ensure the use of the site does not have a harmful environmental effect in accordance with saved policy AG1 of the Adur District Local Plan.*

20. The external door to the pharmacy shall consist of a 4-panel door of the design shown on Drawing No:1382/22/D. The detailed design and materials of the fanlight and decorative mouldings surrounding the door shall match those existing on the original main front entrance door (excluding the columns and curved head) unless otherwise approved in writing by the Local Planning Authority.

Reason: *To ensure a high standard of design and to safeguard the character of the building having regard to policy BE6 of the South East Plan.*

21. The internal door linking the pharmacy and the medical centre shall be retained at all times.

Reason: *To avoid the creation of a separate planning unit.*

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. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, 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 it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.