Adur District Council

Planning, Regeneration and Wellbeing

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PLANNING PERMISSION

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

APPLICATION NUMBER: ADC/0326/10

Details of Development
ERECTION OF 20 DWELLINGS (7 X 2-BEDROOM, 10 X 3-BEDROOM AND 3 X 4-BEDROOM) OF 2.5 AND 3 STOREYS IN PLACE OF OFFICES AND WORKSHOPS APPROVED UNDER APPLICATION REFERENCES SU/56/03 AND ADC/0255/07

Location of Development
LAND TO SOUTH EAST AND SOUTH WEST BRITANNIA AVENUE 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 6th September 2010.

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

04/05/2011

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing in accordance with the policies of the Adur District Local Plan and PPS3. It can be developed without detracting from the existing local urban environment and without resulting in unacceptable flood risk, detriment to the amenities of neighbouring properties or detriment to highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AG3, AT4, AE7-9, AH2-3, AH5, AB27) and the South East Plan 2006-2026 (SCT1, SCT5, SP3, CC4, CC6, H1-2, H5, NRM4, BE1-2).

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. No development shall take place until details of walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such walls and/or fences have been erected and they shall thereafter be retained permanently.

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

03. The buildings hereby permitted shall not be occupied until the provision shown on the submitted plans for access and parking/garaging of vehicles and cycles has been made in accordance with surfacing construction details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for access and parking of vehicles and cycles incidental to the use of the proposed development.

Reason: *In the interests of highway safety highway and having regard to PPG13.*

04. No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning Authority and such facility shall be retained in working order and operated throughout the period of construction work to ensure that vehicles do not leave the site carrying earth, mud or other material on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

Reason: *In the interest of highway safety.*

PTO

05. No development shall take place until a Method of Construction Statement to include details of parking of vehicles of site personnel, operatives and visitors; loading, unloading and storage of plant and materials; programme of works (including traffic management measures); and boundary hoarding provision (behind visibility splays) has been submitted to and approved in writing by the local planning authority and the development shall not be carried put other than in accordance with the approved details.

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

06. 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.*

07. 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 roofs of the proposed buildings 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 policies AG1 or AH2 of the Adur District Local Plan.*

08. Lighting of the mews roadway to plots 16-20 shall be provided prior to occupation of the dwellings in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and crime prevention and to comply with saved policy BE1 of the Worthing Local Plan / AH2 of the Adur District Local Plan.*

09. The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment (with the habitable floor levels of the proposed buildings above 5.5m AOD) and the height relationship to the existing neighbouring buildings shall be as shown on the approved street elevations. There shall be no use of the ground floor of the ground floor of any dwelling as a habitable room.

Reason: *To protect against risk of flooding as required by PPS25 and in the interests of amenity having regard to policy AH2 of the Adur District Local Plan.*

PTO

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwellings shall not be extended or any incidental buildings over 10 cubic metres in volume erected within their curtilages.

Reason: *In the interests of amenity and the environment having regard to saved policy AH2 of the Adur District Local 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.*

12. If during development, contamination 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 the developer has submitted, and obtained written approval from the Local Planning Authority detailing how this unsuspected contamination shall be dealt with.

Reason: *To prevent pollution of Controlled Waters.*

13. The development hereby permitted shall be carried out in accordance with the approved plans comprising Drawing No's 09-1700-001, 002B, 005A, 006A, 010, 011, 012, 013, 014, 015, 016, 017, 018 & 019 received on 6 September and 18 November 2010.

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