ADUR DISTRICT COUNCIL

Mr Tony Rogers
Tony Rogers Building Consultants
40 Dawn Crescent
Upper Beeding
BN44 3WH

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0729/20

Details of Development
PARTIAL APPROVAL OF DETAILS RESERVED BY CONDITION 3 (SURFACE WATER DRAINAGE) AND FULL APPROVAL OF DETAILS RESERVED BY CONDITIONS 5 (CYCLE PARKING) AND 7 (BOUNDARY WALLS/FENCES) OF APPLICATION NO. AWDM/1633/19.

Location of Development
69 HIGHDOWN SOUTHWICK BRIGHTON WEST SUSSEX BN42 4QT

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
24/08/2020

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

SCHEDULE

Approved Date - 18/08/2020

3 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: *To ensure that the development is satisfactorily drained.*

Approved Date - 18/08/2020

5 No part of the development shall be first occupied until covered and secure cycle parking spaces 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.*

Approved Date - 18/08/2020

7 Details of all boundary walls and/or fences shall be submitted to and approved in writing by the Local Planning Authority prior to their construction and the dwellings 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 visual amenity and to comply with policy 15 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. The applicant is requested to note that condition 3 is partially discharged subject to winter testing prior to occupation.

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
PROPOSED PLANS & ELEVATIONS	Drg 08/419/05 Rev A	19.05.2020
LOCATION PLAN	Amendment A	19.05.2020
BLOCK PLAN SHOWING BIKE STORES	Amendment B	19.05.2020
SOAKAWAY DATA		19.05.2020
HIGHWAYS PLAN	08/419/06 rev A	19.06.2020

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