Adur District Council

Planning, Regeneration and Wellbeing

Mr Howard Carter
Thinkingspace Ltd
100 Old Fort Road
Shoreham By Sea
West Sussex
BN43 5HB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0543/12

Details of Development
DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF NEW THREE STOREY HOUSE AND GARAGE WITH ANNEXE

Location of Development
90 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HB

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 28th May 2012.

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
31/07/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH2) or the policies of the South East Plan (SCT1, SP3, CC1, CC6, H5, BE1)

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 be carried out unless and until a schedule and samples 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.*

03. 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 on Monday to Friday, and between the hours of 8am and 1pm 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.*

04. 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 dwelling shall not be extended [or any incidental building over 5 cubic metres in volume erected within its curtilage].

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

05. No cables, wires, aerials, satellite dishes, pipework, meter boxes or flues shall be fixed or fitted externally to the front elevation of the dwelling (or garage/annex) facing the highway.

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

06. 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), no windows or other openings (other than as hereby approved) shall be formed in the side walls of the dwelling or garage/annex building.

Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

07. The annex accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property (90 Old Fort Road) as a single dwellinghouse and shall not be used as a separate dwelling.

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

08. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development; and
(iv) measures to control the emission of dust and dirt during demolition and construction.

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

09. Prior to the commencement of the development hereby permitted, scaled drawing(s) and section(s) at a scale not less than 1:10 showing the detailed design and profile(s) of the parapet walls, timber canopies and side screens and the entrance canopy/porch, and a specification of their materials, colours and finishes, shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall only be carried out in accordance with the details of the canopies, side screens and entrance canopy/porch as have been agreed.

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

10. No solar photovoltaics shall be installed unless and until a specification and drawing(s) and section(s) at a scale not less than 1:10 showing the precise number, position and angle of the solar photovoltaic panels to be installed on the flat roof of the dwelling has been submitted to and approved in writing by the local planning authority. Thereafter the solar PVs shall only be installed in accordance with the agreed details.

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

11. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No. 1017/A/901 Title: Location and Block Plan Date received: 28 May 2012
Drawing No. 1017/A/0903/01 Title: Proposed Ground Floor Plan Date received: 2 July 2012
Drawing No. 1017/A/0904/01 Title: Proposed First Floor Plan Date received: 2 July 2012
Drawing No. 1017/A/0905/01 Title: Proposed Second Floor Plan Date received: 2 July 2012
Drawing No. 1017/A/0906/01 Title: Proposed Roof Plan Date received: 2 July 2012
Drawing No. 1070/A/911/01 Title: Proposed North and South Elevations Date received: 3 July 2012
Drawing No. 1017/A/912/02 Title: Proposed East and West Elevations Date received: 5 July 2012
Section Drawing 1017/SK40 Date received: 10 July 2012

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

Informatives / Notes to Applicant

01. The developer is reminded that the demolition of the existing dwelling will require an application for a Demolition Notice.