Adur District Council

Development Management

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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1727/15

Details of Development
NEW DETACHED FOUR BEDROOM DWELLING TO NORTH OF NO.56 WITH SHARED ACCESS AND PARKING.

Location of Development
56 THE GREEN SOUTHWICK BRIGHTON WEST SUSSEX BN42 4FS

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 1st December 2015.

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

G Peck

Gary Peck
Planning Services Manager
23/03/2016

SCHEDULE

Conditions

01. The development hereby permitted shall be begun before the expiration of three 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:-

Drawing No. 1540/PL.01 titled Location Plan date valid 01-12-2015
Drawing No. 1540/PL.02 Rev C titled Block Plan date received 12-02-2016
Drawing No. 1540/PL.03 Rev C titled Site Layout date received 12-02-2016
Drawing No. 1540/PL.07 Rev D titled Elevations Sheet 1 date received 09-03-2016
Drawing No. 1540/PL.08 Rev C titled Elevations Sheet 2 date received 09-03-2016
Drawing No. 1540/PL.05 Rev D titled Street Scene date received 09-03-2016
Drawing No. 1540/PL.06 Rev B titled Floor Plans date received 12-02-2016

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

03. No development, including site works of any description, shall take place on the site unless and until all the existing trees identified for retention on a specified plan on the site have been protected in accordance with an arboricultural method statement and tree protection plan (to include protection measures during and after construction and any construction exclusion zones) in accordance with BS5837:2005 which shall have been submitted to and approved in writing by the Local Planning Authority and shall include any proposal for pruning or other preventative works. Within the areas so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without he prior written approval of the Local Planning Authority. If any excavations are required in the fenced off areas they shall be undertaken and backfilled only by hand and any tree roots encountered with a diameter of 25 mm or more shall be left un-severed.

Reason: *To protect the trees either preserved by Order or otherwise from damage to their health and longevity and in the interests of visual amenity and the special qualities of the Conservation Area to comply with Adur Saved Local Plan policies AB3 and AB4.*

04. 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 roofs of the dwellinghouse 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 the special qualities of the Conservation Area to comply with saved policies AH2, AB3 and AB4 of the Adur District Local Plan.*

05. No development shall be commenced until a scheme for the disposal of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

Soakage tests in accordance with BRE Digest 365 (1991) would be required to be undertaken on the proposed site to provide the data to ascertain the size of the soakaway required for the impermeable areas. The test should be undertaken during the winter months which will be when ground water levels are elevated. Full design calculations should be provided for the soakaway soakage test result, and the ensuing soakaway and permeable paving designs, along with the rainfall calculations with the additional rainfall quantities appropriate for climate changes, as required under planning policy.

Reason: *To ensure that the proposed development is adequately drained to avoid material exacerbation of flood risk and comply with Adur Saved Local Plan policies AP4.*

06. No occupation of the dwellinghouse building hereby approved shall occur until site boundary walls and/or fences have been erected in accordance with details to be submitted to and approved in writing by the Local Planning Authority and they shall thereafter be retained permanently.

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

07. No occupation of the dwellinghouse building hereby approved shall occur until the parking spaces and access and turning facilities have been provided on site in accordance with approved plans. The areas of land so provided shall not thereafter be used for any purpose other than access, turning, and parking of vehicles incidental to the use of the dwellinghouses concerned.

Reason: *In the interests of amenity and highway safety to ensure vehicles exit the site in forward gear and to avoid harmful exacerbation of parking on street, having regard to National Planning Policy Framework.*

08. No occupation of the dwellinghouse building hereby approved shall occur until an upright Hawthorn (Crataegus monogyna Stricta) of 10-12 cm Girth in minimum 50ltr container or equivalent, has been planted on site in accordance with the approved plans. In the event that the tree dies or becomes seriously damaged or diseased within a period of five years following planting it shall be replaced in the next planting season with another of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of amenity as mitigation of the harm to the special qualities of the Conservation Area that would arise from the loss of Holly tree to comply with Adur Saved Local Plan policies AB3 and AB4.*

09. The first floor windows in the south side elevation of the dwellinghouse building hereby permitted shall at all times be glazed with obscured glass and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

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

10. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the dwellinghouse building hereby approved shall not be extended or any incidental building over 5 cubic metres in volume erected within its curtilage.

Reason: *In the interests of amenity including safeguarding the living conditions of neighbours and the special qualities of the Conservation Area having regard to saved policies AH2, AB3 and AB4 of the Adur District Local Plan.*

11. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (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 at first floor in either side elevations without the prior approval of the Local Planning Authority.

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

12. No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: *To avoid undue congestion of the site and consequent obstruction to access in accordance with the relevant policies of the National Planning Policy Framework.*

13. 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 in accordance with the relevant policies of the National Planning Policy Framework.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The applicant should be aware of the following comments from Adur & Worthing Councils Engineers: The Green regularly floods during the winter months. The ground water levels rise causing an historic stream to flow within the back gardens of properties north of the site in Underdown Road and Southview Road. This stream and the associated elevated ground water cause surface water flooding of the Green and to several gardens of surrounding properties. The applicant lives in the adjacent property and will be aware of the Green Flooding issues, if in the future the soakaway backs up and "fails" after our approval of the drainage proposals.