Adur District Council

Planning, Regeneration and Wellbeing

Mr Matthew Naish
Deadspace Designs
19 Valencia Road
Worthing
West Sussex
BN11 4QD

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/1211/13

Details of Development
**TWO-STOREY SIDE EXTENSION AND SUB-DIVISION TO PROVIDE AN ATTACHED 2-BEDROOM DWELLING WITH PARKING**

Location of Development
**15 JUNIPER WALK SHOREHAM-BY-SEA WEST SUSSEX BN43 6JE**

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 3rd October 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
13/01/2014

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ADUR DISTRICT COUNCIL
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**Ref: AWDM/1211/13**

**SCHEDULE**

**Reasons for Granting Permission**

01. The proposed development would make an efficient use of this site, and would help meet a need for additional housing within a sustainable location within the built-up area. The scale and massing of the proposed attached dwelling would not detract from the surrounding built environment. The layout would provide an adequate standard of accommodation for future occupiers albeit the rear garden areas of both the existing and proposed dwellings would be below the minimum standard set out in the Council's Standard. The proposed development can take place without unacceptable impact on the amenities of adjoining residential occupiers and without detraction from highway safety. It therefore does not conflict with saved policies AG1 and AH2 of the Adur District Local Plan and 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. Unless specifically stipulated by any other condition of this permission the development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No: DS/03/Brownsey Site Location Plan Date valid: 3.10.13
Drawing No: DS/01/Brownsey Existing floor plans and elevations Date valid: 3.10.13
Drawing No: DS/04/Brownsey Site Plan 1:500 (Full site outlined in red) Amended 12.11.2013 Date received 14.11.2013
Drawing No: DS/04/Brownsey Block Plan 1:500 (showing proposed site division) Amended 12.11.2013 Date received: 14.11.2013
Drawing No: DS/02/Brownsey Amended 09.11.2013 Proposed floor plans and elevations (excluding front elevation) Date received: 14.11.2013
Proposed Front Elevation Date received 15.11.2013

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

03. No development shall take place until details of the boundary treatment sub-dividing the rear garden areas has been submitted to and approved in writing by the Local Planning Authority and the proposed new dwelling shall not be occupied until such walls and/or fences have been erected. 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 gate, fence, wall or other means of enclosure shall be erected or constructed within the curtilage of any dwellinghouse forward of any wall which forms the principal elevation of that dwelling house.

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

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04. Prior to the commencement of development a schedule and samples of the materials and external finishes for the walls and roofs of the development hereby permitted to match those of the existing dwelling house shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance with the agreed schedule and samples.

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

05. 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 existing and proposed dwellings shall not be extended or any incidental building over 10 cubic metres in volume erected within their curtilage.

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

06. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping (including all hard-standings), which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping 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 and surfaces shall be completed prior to occupation of the building(s).

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

07. The development hereby permitted shall not be commenced until a scheme for protecting the proposed new dwelling from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on an acoustic assessment to ascertain the exact noise exposure of the proposed attached dwelling and shall include a scheme to protect the habitable rooms from excessive noise, as a minimum requirement to achieve the 'reasonable' level as set out in BS:8233:1999 'Sound Insulation and Noise Reduction for Buildings'. All works which form part of the approved scheme shall be completed before the permitted dwelling is occupied.

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

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08. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and between 08.00 and 13.00 on Saturdays. No work shall take place on Sundays or on Bank or Public Holidays.

**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 development hereby permitted shall not be commenced until details of the disposal of surface water have been submitted to and approved by the Local Planning Authority. The submitted details shall include results of soakage tests in accordance with BRE Digest 365 (1991) which shall inform the size of the soakaway required for the roof area and hard-standings. The new dwelling shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

**Reason**: *To ensure adequate drainage and to comply with policy AP4 of the Adur District Local Plan.*

10. The proposed new dwelling shall not be occupied until the parking spaces and access facilities shown on the submitted plans as serving the existing dwelling have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided, in addition to the existing garage and hardstanding, shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the existing and proposed dwellings.

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

11. The proposed new dwelling permitted shall not be first occupied until secure, covered cycle storage has been provided within the site curtilage in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

**Reason**: *To encourage and provide for a sustainable non-car mode of transport.*

12. No development shall take place, including any works of demolition, until a Construction Method Statement and Plan 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/Plan 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;
(iv) wheel-washing facilities; and
(v) measures to control the emission of dust and dirt during construction.

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

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13. The proposed new dwelling shall not be first occupied until provision has been made for refuse storage in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

**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. All Planning applications resulting in a requirement for new street naming or numbering - either residential or commercial - must be processed by the **Street Naming and Numbering Team**. Developers should contact the team to obtain the new addressing before work starts on site. Fees are payable for this service with increased charges for retrospective addressing. It should be noted that no address within the District or Borough is legal unless authorised by Adur and Worthing Councils. It will also be expected that the street nameplates will be provided to a standard expected by the District or Borough Council.

Please contact the Street Naming and Numbering Team at Corporate Information, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone: 01903 221479/01903 221480 Email: llpg3835@adur-worthing.gov.uk or alternatively visit our website www.adur-worthing.gov.uk/naming-and-numbering where you can find further information and an on-line application form.

For the street nameplate specification (and copy of Borough Council crest) please contact the Engineering Team, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing, BN11 1HS. Telephone 01903 221479 Email: Techserv@adur-worthing.gov.uk

03. The requisite specification for the works within the public highway to create the proposed access can be obtained from the Area Highway Engineer, Coastal Team, Community Development and Big Society, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex, BN13 2QB.