ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0005/10**

Mr R J Reynolds
R J Reynolds Ltd Architectural Services
82 Greenacres
Shoreham By Sea
West Sussex
BN43 5XL

Details of Development
DEMOLITION OF DERELICT SHOP (NO.64) AND ERECTION OF 3 THREE-BEDROOM TOWNHOUSES AND CONVERSION OF NO.62 INTO 2 MAISONETTES (1 ONE-BEDROOM AND 1 THREE-BEDROOM)

Location of Development
62 - 64 NEW ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RB

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 24th March 2010.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

18/05/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built up area and would help meet the need for additional housing provision without detracting from the local environment. It would enhance the setting of the adjacent listed buildings and the character and appearance of the Conservation Area. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB3-6, AB11, AB20, AH2, AH5).

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.

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

03. The townhouses hereby permitted shall not be occupied until the parking spaces and access facilities shown on the submitted plans 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 shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the dwellings.

    Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AH2 of the Adur District Local Plan.*

PTO

04. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for temporary parking and loading/unloading of all Contractors vehicles, and for Contractors buildings, plant, and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site and no works carried out unless provision has been made for the erection of a hoarding adjacent to the highway to ensure the act of construction and building materials used do not impact on the highway and a traffic management plan has been prepared which provides for the management of contractors vehicles, delivery vehicles and works resulting in a restriction of the highway.

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

05. 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 landscaping. 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.

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

06. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls, windows, doors, dormers and roofs of the buildings and dormers has been submitted to and approved in writing by the Local Planning Authority.

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

07. Prior to commencement of works details of proposed balcony screens shall be submitted to and approved by the Local Planning Authority and the screens shall be installed in accordance with such approved details prior to commencement of occupation of the dwelling unit concerned and thereafter be retained at all times unless otherwise approved in writing by the Local Planning Authority.

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

PTO

08. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority.

Reason: *The site is of archaeological significance and it is important that it is recorded by excavation and to comply with policy AB1 of the Adur District Local Plan.*

09. No external lighting or floodlighting shall be installed except 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 AP9 of the Adur District Local Plan.*

10. No development shall be carried out until the existing shop building as shown on the plan approved under ADC/0051/09 has been demolished and the debris removed from the site.

Reason: *To preserve and enhance the Conservation Area and to comply with policy AB4 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 and to comply with policy G12 of the West Sussex Waste Local Plan Deposit Draft.*

12. The development hereby permitted shall not be commenced until details of the proposed drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

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

PTO

13. No development shall be commenced until the developer has carried out an investigation to assess the degree of ground contamination on the site and its pollution potential. The method and extent of investigation shall be agreed beforehand with the Local Planning Authority. Where contamination is identified appropriate remedial measures (including monitoring provisions) shall be undertaken prior to commencement of development in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To safeguard against public health and safety risk and to comply with policy ERA5 of the West Sussex Structure Plan.*

14. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment and the following mitigation measures detailed within it:-

1. Flood proofing and resilience measures for the proposed basement dwelling are incorporated in the proposed development.
2. Finished floor levels of the habitable rooms of the new units are set no lower than 5.8m above Ordnance Datum (AOD.)

Reason: *To reduce the impact of flooding on the proposed development and future occupants in accordance with PPS25.*

15. The dwellings hereby permitted shall not be occupied until a forced air ventilation system has been installed in all dwellings in line with details to be submitted and approved by the Local Planning Authority and work shall be carried out in accordance with such details.

Reason: *To protect the residential amenities of the future occupiers of the dwellings from road traffic noise and to accord with AH2 of the Adur District Local Plan and PPG24.*

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

Drawing no. 1687/P1 – Received 24th March 2010
Drawing no. 1687/P2 – Received 24th March 2010
Drawing no. 1687/P3 – Received 24th March 2010
Drawing no. 1687/P4 – Received 24th March 2010
Drawing no. 1687/P5 – Received 24th March 2010
Drawing no. 1687/P6 – Received 24th March 2010

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