Adur District Council

Development Management

Mr Richard Seymour
Circle 25
25 St Johns Road
Polegate
East Sussex
BN26 5BN

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1864/15

Details of Development
DEMOLISH EXISTING TWO STOREY OFFICE BUILDING AND CONSTRUCT 2 X 2 BEDROOM, TWO STOREY DWELLINGS WITH PARKING AT FRONT

Location of Development
96 SOUTHVIEW ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4TT

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 5th January 2016.

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
02/03/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
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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.*

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

    Drawing No. 15027_P01_A titled Survey and Location Plan date valid 05-01-2016
    Drawing No. 15027_P02A titled Site & Block Plan date received 15-02-2016
    Drawing No. 15027_P03A titled Plans date received 15-02-2016
    Drawing No. 15027_P04A titled Elevations date received 15-02-2016
    Drawing No. 15027_P05A titled Perspectives date received 15-02-2016
    Drawing No. 15027_P07 titled Drainage Strategy date received 19-01-2016

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

03. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-
- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework.*

04. No development shall be carried out unless and until a schedule 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.*

05. The dwellinghouses hereby permitted shall not be occupied until boundary walls and/or fences have been erected in accordance with the approved plans and they shall thereafter be retained permanently.

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

06. The dwellinghouses hereby permitted shall not be occupied until the parking spaces and access facilities have been provided in accordance with the approved plans. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the dwellinghouses concerned.

Reason: *In the interests of amenity and highway safety and having regard to the National Planning Policy Framework.*

07. The bathroom glazing in the rear elevation of the dwellinghouses hereby permitted shall at all times be of obscured glass.

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

Cont…/

08. 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), the dwellinghouses hereby permitted 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.*

09. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, 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 rear and side elevations of the dwellinghouses hereby permitted.

    Reason: *To prevent overlooking and to comply with saved 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. The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

03. The applicant is advised to contact environmental health for a demolition notice under the Building Act 1984.

04. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk