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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/0011/10**

Mr Graham Johnson
Graham Johnson Designs
37A Portland Road
Hove
East Sussex
BN3 5DQ

Details of Development
**4 THREE-BEDROOM TOWNHOUSES (INSTEAD OF 5 FLATS WITH 5 PARKING SPACES PREVIOUSLY APPROVED)**

Location of Development
**LAND ADJACENT SURRY ARMS 388 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX**

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 17th February 2010.

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

13/04/2010

**SCHEDULE**

**Reasons for Granting Permission**

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. 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, AH2, AH5, AB25) and The South East Plan (SCT1, SCT5, H1-2, H5, T4, BE1-2).

**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 houses shall not be occupied until such walls and/or fences have been erected. These details shall include a wall with railings around the road frontages of the site as shown on the approved plan.

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

03. The dwellings shall not be occupied until 2 cycle parking spaces per dwelling have been provided and they shall not thereafter be used for any other purpose.

    **Reason**: *To encourage sustainable travel in accordance with PPS3 and PPG13.*

04. The houses shall not be occupied until the existing access to the A259 Brighton Road has been stopped up permanently and obliterated in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    **Reason**: *In the interests of highway safety and to comply with the Highway Stopping-Up Order.*

05. The finished ground floor level of the proposed houses shall be set at 5.1mAODN.

    **Reason**: *To protect against flood risk in accordance with PPS25.*

PTO

06. 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.*

07. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority detailing how this unsuspected contamination shall be dealt with.

**Reason**: *To prevent pollution of Controlled Waters.*

08. The development hereby permitted shall not be commenced until a scheme for protecting the proposed dwellings from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted dwellings are occupied.

**Reason**: *In the interests of residential amenity and to comply with policy AG1 of the Adur District Local Plan.*

09. The development hereby permitted shall be carried out in accordance with the following approved plans:-
30772/2B (Site plan; ground, first and second floor layouts; and elevations) received on 31 March 2010.
30772/3 (Site/Location Plan) received on 17 February 2010.

**Reason**: *For the avoidance of doubt and in the interests of the visual amenities of the locality having regard to policies AH2 of the Adur District Local Plan and BE1 of the South East Plan.*