ADUR DISTRICT COUNCIL

U Mehmood
The Joyful Whippet
Steepdown Road
Sompting
West Sussex
BN15 0LJ

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1415/21

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (MATERIALS); 4 (DETAILS OF BOUNDARY FENCES); 5 (HARD AND SOFT LANDSCAPING); 6 (PARKING SPACES AND ACCESS FACILITIES); 7 (SECURE CYCLE PARKING); 11 (ACOUSTIC GLAZING AND MECHANICAL VENTILATION); 16 (ELECTRIC VEHICLE CHARGING SPACES); 17 (REFUSE AND WASTE STORAGE) AND 20 (COMMUNAL GARDEN MAINTENANCE/MANAGEMENT) OF PREVIOUSLY APPROVED AWDM/0998/19.

Location of Development
THE JOYFUL WHIPPET STEEPDOWN ROAD SOMPTING WEST SUSSEX BN15 0LJ

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
15/03/2022

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 11/03/2022

3 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 roofs of the proposed buildings 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 policy 15 of the Adur Local Plan.*

Approved Date - 11/03/2022

4 No development shall take place until details of boundary fences have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such fences have been erected and they shall thereafter be retained permanently.

Reason: *In the interests of amenity and to comply with policy 15 of the Adur Local Plan.*

Approved Date - 11/03/2022

5 No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting 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 policies 15 and 30 of the Adur Local Plan.*

Approved Date - 11/03/2022

6 The buildings 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 use of the premises concerned.

Reason: *In the interests of amenity and highway safety and having regard to the National Planning Policy Framework and policies 15 and 28 of the Adur Local Plan.*

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Approved Date - 11/03/2022

7 Secure, covered cycle parking shall be provided within the curtilage of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby approved. Such approved cycle facilities shall be provided on the site prior to commencement of occupation of the dwellings hereby approved and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National planning Policy Framework and having regard to policy 28 of the Adur Local Plan.*

Approved Date - 11/03/2022

11 No development shall be carried out until details of the acoustic glazing and mechanical ventilation required to protect 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 to provide an internal sound environment of 35dB(A).

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

Approved Date - 11/03/2022

16 No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until active charging points for electric vehicles have been provided at a minimum of three parking spaces and ducting provided to the remaining spaces to enable future provision. These charging points shall be maintained and retained thereafter.

Reason: *In the interests of sustainability having regard to the National Planning Policy Framework and West Sussex 'Guidance on Parking at New Developments'.*

Approved Date - 11/03/2022

17 No development shall commence until details of the location and design of facilities for storing refuse and waste, including for waste that can be recycled, have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided before any dwelling is occupied and thereafter retained.

Reason: *In the interests of amenity and to comply with the West Sussex Waste Local Plan.*

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Approved Date - 11/03/2022

20 The development shall not be occupied until a plan for the maintenance and management of the communal garden has been submitted to and approved in writing by the Local Planning Authority. The communal garden shall thereafter be maintained in accordance with the approved plan.

Reason: *In the interest if the visual amenities of the locality having regard to policy 15 of the Adur Local Plan.*

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:-

Reference/Drawing Number	Version	Date Rec
LANDSCAPE PLAN	SHT-1	16.11.2021
LANDSCAPE SCHEME		16.11.2021
MATERIALS SPECIFICATIONS (EXCLUDING TILES)		16.11.2021
6.8 MM ACOUSTIC LAMINATED DATA SHEET		29.07.2021
PROPOSED BLOCK PLAN	SH19	29.07.2021
ROLEC EV CHARGING BROCHURE		29.07.2021
EMAIL CONFIRMING ROOF TILE AND MANAGEMENT COMPANY		22.02.2022
ACOUSTIC VENTILATION DETAILS		04.11.2021