Adur District Council

Development Management

Mr Carl Moore
Atterbury Moore Associates
1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex
BN13 3UT

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1784/15

Details of Development
DETACHED THREE BEDROOM CHALET STYLE DWELLING WITH PARKING AND ACCESS OFF PHOENIX WAY

Location of Development
LAND EAST OF 21 AND 21A KINGSTON LANE PHOENIX WAY SOUTHWICK 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 15th December 2015.

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
24/02/2016

SCHEDULE

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

    Proposed Ground Floor Plan drawing number AD-165-01 received 15 December 2015
    Location Plan, Proposed First Floor Plan and Proposed North Elevation drawing number AD-165-02 received 15 December 2015
    Section 1:100, Proposed East, South and West Elevations drawing number AD-165-03 received 15 December 2015
    Site Plan and Roof Plan drawing number AD-165-04 received 15 December 2015

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

03. No development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority.

    Reason: *To ensure the site is properly drained.*

04. Prior to the occupation of the development hereby permitted, provision for cycle parking shall be submitted to and approved by the local planning authority and the approved details maintained thereafter.

    Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with national planning policies.*

05. No construction work shall be carried out on site unless and until provision has been made in accordance with details approved by the Local Planning Authority for temporary parking and loading/unloading of all contractors' vehicles, and for contractors' buildings, plant, and stacks of materials. Such provision shall be retained and used for the purpose specified in the approved details throughout the period of work on the site with all vehicles, plant and materials kept within the areas so approved.

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

06. The building hereby permitted shall not be occupied until space has been laid out within the site in accordance with the details shown on the approved plan for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area.

    Reason: *In the interest of highway safety.*

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07. The development hereby permitted shall not be occupied until trees and shrubs of a species and density to be approved in writing by the Local Planning Authority have been planted along the northern boundary of the site. In the event that any such trees or shrubs die or become seriously damaged or diseased within a period of five years following planting they 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 saved policies AB25-27 of the Adur District Local Plan.*

08. 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.*

09. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Public Holidays. On all other days such work shall only be undertaken between the hours of 8am and 6pm.

    Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

10. Prior to the commencement of development, details of the floor level of the proposed building and any alterations to the ground levels of the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with such details as approved.

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

11. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended except by way of a planning application to the Local Planning Authority.

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

12. The two southernmost rooflights in the western elevation of the building hereby permitted shall be obscure-glazed with any opening details to be agreed in writing with the Local Planning Authority and they shall not subsequently be altered in any way.

    Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan.*

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13. 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 windows or other openings shall be formed in any side wall of the building.

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

14. 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: *To ensure adequate facilities for the storage of refuse and waste.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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