ADUR DISTRICT COUNCIL

Mr Rob Meynell
JDRM Architecture
17 Coventry Street
Brighton
BN1 5PP

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0530/19

Details of Development
APPLICATION TO VARY CONDITION 1 AND 6 OF PREVIOUSLY APPROVED AWDM/1947/17 TO OMIT THE WHITE PRE-CAST BANDING FROM FRONT AND REAR ELEVATIONS AND TO REMOVE CONDITION 4 TO ALLOW THE OPTION TO UTILISE THE GROUND FLOOR AREA AS HABITABLE SPACE.

Location of Development
10 ORMONDE WAY SHOREHAM-BY-SEA WEST SUSSEX BN43 5YB

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 April 2019.

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
18/06/2019

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

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice:-

Reference/Drawing Number	Version	Date Rec
PROPOSED FLOOR PLANS	Drg No 2122(21)101	17.04.2019
PROPOSED FRONT/REAR ELEVATIONS	Drg No 2122(31)101	17.04.2019
FRA		17.04.2019
PROPOSED HOUSE	Revision C	31.01.2018

The original approved plans 'PROPOSED HOUSE Revision C' Received 31.01.2018 submitted with application AWDM/1947/17, has been PARTIALLY superseded by proposed ground and first floor plans and proposed elevations approved under this application.

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

03. The construction works shall be in accordance with the details submitted under AWDM/0188/19, and shall be completed before any part of the noise sensitive development is occupied. Following completion of the scheme, a competent person employed by the developer shall undertake a test to demonstrate that the attenuation measures proposed in the scheme meet the specified levels in BS8233:2014 and have regard to the principles contained within the World Health Organisation community noise guidelines.

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

04. The development hereby permitted shall only be carried out in accordance with the submitted Flood Risk Assessment (received 17.04.2019) and the following mitigation measures contained within it shall be adhered to:-

- No part of the ground floor of the building shall at any time be used for sleeping accommodation.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing by the Local Planning Authority.

Reason: *To reduce flood risk having regard to policy 36 of the Adur Local Plan.*

05. The windows in the south, side elevation of the dwelling hereby permitted shall be obscure-glazed and permanently non-opening and they shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with Policy 15 of the Adur Local Plan.*

06. The materials and finishes shall be undertaken in accordance with those previously approved under application reference AWDM/0188/19 as amended by the use of a brick soldier course to match the main house in lieu of the white banding as shown on drawing no 2122(31) 101 received 17 April 2019.

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

07. The windows of the proposed new dwelling and the new windows in the existing dwelling shall match the style, proportions, frame colour, opening pattern and heads/cills of the existing windows in this terrace.

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

08. The dwelling shall not be first occupied until the approved boundary walls and/or fences have been erected and thereafter retained permanently.

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

09. The dwelling shall not be occupied until all surface water drainage and means of disposal works approved under AWDM/0188/19 have been carried out.

Reason: *To ensure adequate drainage and to comply with policy 36 of the Adur Local Plan.*

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order amending revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or externally altered 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 15 of the Adur Local Plan.*

11. The development shall be carried out in accordance with the approved Method Statement and Plan (AWDM/0188/19) and shall be adhered to throught the construction period.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

12. The development hereby permitted shall only be undertaken on the site between the hours of 08.00 and 18.00 on Monday to Friday and between 08.00 and 13.00 hours on Saturdays. No work shall take place on the site on Sundays or on Bank or Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policy 15 of the Adur 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. A public sewer crosses the site and the applicant is advised to contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk to discuss the matter prior to commencing the development.

03. 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, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

04. The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.

05. All Planning applications resulting in a requirement for new street naming or numbering - either residential or commercial - must be processed by the Street Naming and Numbering Team. Developers should contact the team to obtain the new addressing before work starts on site. Fees are payable for this service with increased charges for retrospective addressing. It should be noted that no address within the District or Borough is legal unless authorised by Adur and Worthing Councils. It will also be expected that the street nameplates will be provided to a standard expected by the District or Borough Council.

Please contact the Street Naming and Numbering Team at Corporate Information, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone: 01903 221479/01903 221480 Email: llpg3835@adur-worthing.gov.uk or alternatively visit our website www.adur-worthing.gov.uk/naming-and-numbering where you can find further information and an on-line application form.

For the street nameplate specification (and copy of Borough Council crest) please contact the Engineering Team, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing, BN11 1HS. Telephone 01903 221479 Email: Techserv@adur-worthing.gov.uk

06. Precautionary land contamination

This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

Ref: AWDM/0530/19

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).