Appendix 3
Appeal by Woodcock Holdings Ltd
82-88 Underdown Road, Southwick, BN42 4HL
APP/Y3805/A/12/2174337/NWF
List of Suggested Conditions Should the Appeal be Allowed

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission
   Reason – To comply with Section 91 of the Town and Country Planning Act 1990

2. The dwellings shall not be occupied until the parking spaces, cycle storage 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 and cycles incidental to the use of the proposed dwellings.
   Reason - In the interests of amenity and highway safety

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
   Reason – In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the buildings are occupied. Thereafter the approved boundary treatment shall be retained permanently.
   Reason - In the interests of visual amenity having regard to saved policy AH2 of the Adur District Local Plan.

5. Prior to the commencement of development, details of the floor level of the proposed buildings 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 having regard to saved policy AH2 of the Adur District Local Plan

6. The development hereby permitted shall only be carried out in accordance with the Standard Practices included within the Flood Risk Appraisal from Renaissance Regeneration dated 31 January 2011
   Reason - To reduce risk of flooding and in the interests of the safety of the occupants having regard to the National Planning Policy Framework (NPPF) and the associated Technical Guidance to the NPPF

7. The parking area and access road shown on the submitted plans shall be constructed using permeable materials in accordance with details to be submitted to and approved in writing by the local planning authority.
   Reason – To reduce risk of flooding and water displacement and in the interests of the safety of the occupants having regard to the National Planning Policy Framework (NPPF) and the associated Technical Guidance to the NPPF

8. The first floor windows in the side elevations of the rear terrace (house type B) hereby approved shall at all times be obscure glazed and non-opening (except that part which is above 1.7metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.
   Reason – To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, B, D and E of Part 1 of the Schedule shall be carried out at the approved dwellings without the prior approval of the local planning authority on an application in that behalf.
   Reason – In the interests of amenity and to prevent overdevelopment of the restricted site area having regard to saved policy AH2 of the Adur District Local Plan

10. No development shall be carried out (including demolition) until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The Construction Method Statement shall include a limitation on working to 8am-6pm Monday-Friday and 9am -1pm Saturdays, with no working on Sundays and Public Holidays, plus details of contractors' storage on site.
    Reason – To protect adjoining residential occupiers from unnecessary noise and disturbance during the construction process having regard to saved policy AH2 of the Adur District Local Plan and the National Planning Policy Framework

11. The development hereby permitted shall be carried out in accordance with the following approved plans:
    Drawing No: 824-01 Title: Location Plan Date Received: 23 January 2012
    Drawing No: 824-10 Title: Block Plan Date Received: 23 January 2012
    Drawing No: 824/100 F Title: Site Plan Date Received: 22 February 2012
    Drawing No: 824/101 E Title: House Type A Plans & Front Elevation Date Received: 22 February 2012
    Drawing No: 824/102 F Title: House Type B Plans & Front Elevation Date Received: 22 February 2012
    Drawing No: 824/103 C Title: Existing & Proposed Underdown Road Elevations Date Received: 22 February 2012
    Drawing No: 824/104 B Title: House Type A and B Floor Plans Date Received: 22 February 2012
    Drawing No: 824/105 A Title: Proposed Visibility Splay Date Received: 22 February 2012
    Drawing No: 824/106 A Title: Proposed Vehicle Visibility Splays Date Received: 22 February 2012

    Reason – For the avoidance of doubt and in the interests of proper planning