ADUR DISTRICT COUNCIL

Mr Tyrone Koursaris
Alexander Gemini Ltd
69 Grafton Street
Coventry
CV1 2HX

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0998/19

Details of Development
DEMOLITION OF EXISTING PUBLIC HOUSE AND CONSTRUCTION OF A TERRACE OF 4NO. 4 BED DWELLINGS, 2NO. DETACHED 3 BED CHALET BUNGALOWS AND ASSOCIATED PARKING

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

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 22nd July 2019.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

GPeck

Gary Peck
Planning Services Manager
11/06/2021

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
EXISTING FRONT ELEVATION OF PUBLIC HOUSE	SH14 REV X	16.03.2021
EXISTING LEFT SIDE ELEVATION OF PUBLIC HOUSE & ADJOINING NEIGHBOUR	SH15 REV X	16.03.2021
EXISTING REAR ELEVATION OF PUBLIC HOUSE	SH16 REV X	16.03.2021
EXISTING RIGHT SIDE ELEVATION OF PUBLIC HOUSE	SH17 REV X	16.03.2021
PROPOSED GROUND FLOOR PLAN HOUSES 3, 4, 5 & 6	SH3 REV T	16.03.2021
PROPOSED FIRST FLOOR PLAN HOUSES 3, 4, 5 & 6	SH4 REV T	16.03.2021
PROPOSED LOFT PLAN HOUSES 3, 4, 5 & 6	SH5 REV T	16.03.2021
PROPOSED ROOF PLAN HOUSES 3, 4, 5 & 6	SH6 REV T	16.03.2021
PROPOSED FRONT ELEVATION HOUSES 3, 4, 5 & 6	SH7 REV T	16.03.2021
PROPOSED SIDE ELEVATION HOUSES 3, 4, 5 & 6	SH8 REV T	16.03.2021
PROPOSED REAR ELEVATION HOUSES 3, 4, 5 & 6	SH9 REV T	16.03.2021
PROPOSED SIDE ELEVATION HOUSES 3, 4, 5 & 6	SH10 REV T	16.03.2021
NOISE IMPACT ASSESSMENT	24.03.2021	26.03.2021
PROPOSED SECTION A-A HOUSES 1 & 2	SH12 Rev Y	11.05.2021
PROPOSED GROUND FLOOR, FIRST FLOOR AND ROOF PLAN HOUSES 1 & 2	SH11 Rev Y	11.05.2021
PROPOSED ELEVATIONS HOUSES 1 & 2	SH13 Rev Y	11.05.2021
PROPOSED STREET SCENES	SH18 Rev Y	11.05.2021
PROPOSED BLOCK PLAN	SH19 Rev Z	25.05.2021
EXISTING SITE & LOCATION PLAN	SH20	22.07.2019

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

02. 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.*

03. 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.*

04. 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.*

05. 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.*

06. 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.*

07. 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.*

08. The dwellings hereby approved shall not be occupied until the existing accesses to the site (other than hereby approved) have been stopped up permanently and obliterated (including any necessary highway kerbing, footway or verge reinstatement) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of highway safety having regard to Policy 28 of the Adur Local Plan.*

09. Each dwelling shall be constructed and fitted out so that the potential consumption of wholesome water by persons occupying the dwelling will not exceed 110 litres per person per day.

No dwelling shall be occupied unless the notice for that dwelling of the potential consumption of wholesome water per person per day required by the Building Regulations 2010 (as amended) has been given to the Local Planning Authority.

Reason: *In order to set a higher limit on the consumption of water by occupiers as allowed by regulation 36 of the Building Regulations 2010 and to increase the sustainability of the development and make efficient use of water in accordance with policy 19 of the Adur Local Plan.*

10. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

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

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.*

12. No work for the implementation of the development hereby permitted shall be undertaken except between the hours of 8am and 6pm Monday to Friday and 8.30am and 1pm on Saturdays. There shall be no working on the site on Sundays or on Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policies 15 and 34 of the Adur Local Plan.*

13. Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity

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

14. Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

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

15. No external lighting or floodlighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: *In the interests of amenity and to preserve the dark skies of the nearby National Park and to comply with policies 15 and 34 of the Adur Local Plan.*

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'.*

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.*

18. No buildings or structures shall be installed at any time within the communal garden as shown on the approved plan without the prior approval in writing of the Local Planning Authority.

    Reason: *In the interest of amenity having regard to policy 15 of the Adur Local Plan.*

19. 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 dwellings shall not be extended or altered by means of any development as set out within Classes A, AA, B, C, D and E of Part 1 of the Schedule to that Order.

    Reason: *In the interests of amenity and the environment having regard to the nature of the site and policy 15 of the Adur Local Plan.*

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.*

21. Should any archaeological items of interest be unearthed during the development, then they shall be carefully recorded and brought to the attention of the Local Planning Authority

    Reason: *The site may be of archaeological significance and it is important that it is recorded having regard to the National Planning Policy Framework and policy 17 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.

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

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 in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).