Adur District Council

Development Management

Mr Pierre Dowsett
Dowsett Mayhew Planning Partnership
Pelham House
25 Pelham Square
Brighton
East Sussex
BN1 4ET

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0983/15

Details of Development
PARTIAL DEMOLITION AND CHANGE OF USE OF EXISTING BUILDING FROM MIXED USE OF TOOL HIRE AND ANCILLARY STORAGE/OFFICE/FLAT, TOGETHER WITH ALLIED ALTERATIONS INCLUDING LANDSCAPING AND CLOSURE OF EXISTING VEHICULAR ACCESSES TO FORM 4 FLATS (1X ONE BED; 3 X TWO BED) IN THE BUILDING AND CONSTRUCTION OF NEW PAIR OF SEMI DETACHED 3 BEDROOM HOUSES ON WESTERN PART OF SITE

Location of Development
17 HAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6PA

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 25th August 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
18/12/2015

PTO

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SCHEDULE

Conditions

01. 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.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified by any other condition attached to this planning permission:-

Plan ref: Title TA 841/01 received 25.8.15
Plan ref: Title TA 841/02 received 25.8.15
Plan ref: Title TA 841/03 received 25.8.15
Plan ref: Title TA 841/04 received 25.8.15
Plan ref: Title TA 841/05 received 25.8.15
Plan ref: Title TA 841/06 received 25.8.15
Plan ref: Title TA 841/07 received 25.8.15
Plan ref: Title TA 841/08 received 25.8.15
Plan ref: Title TA 841/09 received 25.8.15
Plan ref: Title TA 841/10 received 25.8.15
Plan ref: Title TA 841/11 received 25.8.15
Plan ref: Title TA 841/20/ A received 29.10.15
Plan ref: Title TA 841/21/ A received 29.10.15
Plan ref: Title TA 841/22/A received 29.10.15
Plan ref: Title TA 841/23/ B received 6.11.15
Plan ref: Title TA 841/24/ B received 6.11.15
Plan ref: Title TA 841/25/ B received 6.11.15
Plan ref: Title TA 841/26 as amended received 29.10.15
Plan ref: Title TA 841/27/ B received 6.11.15
Plan ref: Title TA 841/28/ B received 6.11.15

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

03. 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), none of the semi-detached houses hereby approved shall be extended or altered externally or any incidental building erected in the curtilage except by express planning permission by way of an application to the Local Planning Authority.

Reason: *In the interests of neighbour and visual amenity given the tight nature of the site and proximity to neighbours and the potential impact on the Conservation Area and to comply with The National Planning Policy Framework.*

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04. Notwithstanding the submitted drawings, no development above ground slab shall commence unless and until details at a suitable scale of:

a) all new or replacement windows;
b) all new or replacement doors and fanlights
c) glazed balconies
d) reveals to front windows of new semi-detached houses
e) porches to new semi-detached houses
f) quoins and decorative brickwork surrounds and new lintel to converted building
g) arrangement and details of the external facing materials
h) metres, flues and cables
i) a scheme for a communal aerial to serve the flats in the converted building

have been submitted to and approved in writing by the Local Planning Authority. The development shall not be built other than in full accordance with any such approved details and shall be retained thereafter.

In any event, the new front windows replacing the shopfront in the converted building shall have arched heads.

Reason: *To safeguard and improve the appearance and character of this historic building and the Conservation Area having regard to the National Planning Policy Framework.*

05. 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 shall be inserted in the flanks of the upper floor of roof of the semi-detached houses hereby approved and the upper floors west flank window of western new semi-detached house shall be obscure glazed and non-opening up to 1.6 ms above finished floor levels and shall be retained as such thereafter.

Reason: *In the interests of privacy and to comply with The National Planning Policy Framework.*

06. Notwithstanding the submitted drawings, the west flank of the first floor rear terrace of unit 5 shall be built with privacy screen of 1.7 ms on its western edge and shall be retained thereafter.

Reason: *In the interests of privacy of neighbours and to comply with the National Planning Policy Framework.*

07. No dwelling hereby approved shall be occupied unless and until the allied garden or terrace and rear boundary wall (as shown on the approved drawings except as indicated otherwise by any other condition hereby imposed) has been provided and shall be retained thereafter.

Reason: *In the interests of the living conditions of future occupiers and to comply with the National Planning Policy Framework.*

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08. No dwelling hereby approved shall be occupied unless and until a scheme of noise mitigation measures has been submitted to and approved by the Local Planning Authority to meet the following requirements:

a) The recommended standards in respect of external noise source set out in table 4 of BS 8233:2014 and the night time LAmax level recommended in the WHO's Night Noise Guidelines for Europe (2009). Where, windows need to remain closed to meet this criteria Whole house ventilation is considered to ensure thermal comfort can be managed inside the dwellings during the summer months.

b) the party wall with adjacent industrial unit (Caxton House) be designed to achieve a minimum airborne sound insulation value of 48dB (DnTw+Ctr dB).

Reason: *In the interests of the amenity of future occupiers in view of the fact that the site is adjacent to business uses and to comply with the National Planning Policy Framework.*

09. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a Construction and Demolition Method Statement, comprising details of the siting of allied parking, materials, plant and equipment and site waste disposal and details of dust suppression. Construction and demolition and allied working at the site shall not take place other than in full compliance with the approved Construction Method Statement.

In any event no work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive, except between 9.00 a.m. to 1.00 p.m. on Saturdays.

Reason: *In the interests of neighbour amenity in accordance with the National Planning Policy Framework.*

10. No works to implement the development hereby approved shall take place other than in full compliance with The Phase II and Phase II Geo- environmental Assessment by Land Science report (ref.: LS 1770) remediation recommendations other than:

a) bullet point 1 in section 6.7 which shall read
remove Made Ground in areas of soft landscaping to 800 mm below finished level and replace with 200 mm crushed concrete between geo-textile membranes of an appropriate gauge and design, overlain by a minimum of 600 mm certified clean subsoil and topsoil to suit (minimum 150 mm topsoil).

b) Any materials moved from and brought on to site shall be accompanied by relevant documentation and evidence of suitable waste disposal for approval by the Local Planning Authority prior to such disposal and any disposal shall be in accordance with any such approval.

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c) Any remedial works shall be evidenced in a Verification Plan submitted to the Local Planning Authority prior to such remediation and the remediation shall not be carried out other than in accordance with any such approval.

Reason: *In the interests of the health of future occupiers in view of the fact that the site is on land identified as potentially contaminated and to comply with the National Planning Policy Framework.*

11. No dwelling shall be occupied unless and until a scheme for the extinguishment of the existing crossover to Ham Road and replacement by pavement has been submitted to and approved by the Local Planning Authority and the works implemented accordingly.

Reason: *In the interests of safety and pedestrian convenience.*

12. Prior to the re-roofing of the pitched sections of the existing building and any associated preparatory works affecting the roof or loft spaces, a final check for bats will be made. The final check will take place between May and September inclusive. If no active roost is recorded then a 'by hand' strip of the tiles will be undertaken. In the event that a roost is discovered all works affecting the relevant building section will cease and European Protected Species Licence will be applied for.

Reason: *In view of the history of bat presence at the site and to comply with National Planning Policy Framework.*

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.