Appendix A

Application Number: ADC/0174/08

Site: **25 Riverside, Shoreham-by-Sea BN43 5RU**

Proposal: **Demolition of existing bungalow and garage and erection of 2 semi-detached chalet bungalows (with front balconies) with 2 parking spaces at side**

Representations received and noted.

Further representations made at the meeting:-

Objector: Mr Mike Newman of 6 Weald Dyke
Parish Representative: None
Ward Councillor: None
Applicant or Agent / Supporter: Mr Justin Clements (Applicant)

DECISION –

A. Subject to consideration of any further representations received by 1 May 2008 and to the completion by 27 May 2008 of a satisfactory Section 106 Obligation undertaking to pay the appropriate sum (to be calculated by West Sussex County Council) to sustainable transport improvements in the area, APPROVED for reason that :-

The proposed development is within the built-up area and would help to meet the need for additional housing without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of nearby properties, without detraction form highway safety and without unacceptable flood risk. It would subsequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2,) and the West Sussex Structure Plan (LOC1, NE1, ERA1, ERA4, DEV1, DEV4-5)

Subject to:-

1. C1Ci (Standard time limit);
2. C7Ci (Details of walls and fencing to be approved and implemented);
3. C8Biv (Parking spaces to be constructed and retained);
4. C9Ai (Pavement crossing details);
5. C9N (Temporary provision for contractors' vehicles, materials etc on the site);
6. C9S (Temporary wheel cleaning facility during construction work);
7. C11A3 (Hard and soft landscaping);
8. C12Ai (External materials for walls and roof of building to be approved);
9. C14H (Existing building to be demolished prior to development);
10. C18B (Removal of PD rights for extensions or curtilage buildings);
11. C18Ei (No additional windows to be formed in the side or rear walls of the building without planning permission) (amended);
12. C18N (Details of drainage to be approved and implemented)
13. C9F (Pedestrian visibility splays) (amended)
14. C18A (Floor level to be set at 5mAOD) (amended)
15. No development approved by this permission shall be commenced until full details of flood resilient and resistant construction techniques have been submitted to and approved in writing by the LPA.

B. In the event that a satisfactory section 106 Obligation is not completed by 27 May 2008 (the date that the statutory period for determining the application expires), that authority be delegated to the Planning Services Manager to refuse the application on the grounds that it does not comply with Structure Plan policies DEV3-5 and the Revised West Sussex Parking Standards and Transport Methodology requiring improvements to sustainable transport in the area.