Adur District Council

Planning, Regeneration and Wellbeing

Mr James Breckell
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West Sussex
BN43 5EG

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0026/12

Details of Development
PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 4 X THREE BEDROOM TERRACED TOWN HOUSES

Location of Development
LAND SOUTH OF WHITE LION COURT SHIP STREET SHOREHAM-BY-SEA WEST SUSSEX

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 10th February 2012.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
01/06/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the character or appearance of the Conservation Area or the setting of nearby Listed Buildings. It can take place without resulting in unacceptable detriment to the amenities of neighbouring residential occupiers and without detraction from highway safety. The loss of the former car park is contrary to saved policy AT6 but has been compensated for by improved provision elsewhere in the town centre at Pond Road. The proposed development does not materially conflict with the relevant policies of the Adur District Local Plan (AG1, AB1, AB3-4, AH2, AH5) and the South East Plan (SP3, SP4, CC1, CC3, CC4, CC6, CC7, CC9, H1, H2, H4, H5, H6, T4, NRM10, W1, W2, BE1, BE6, SCT1, SCT5)

Conditions

01. The development hereby permitted shall be begun before the expiration of three 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 plan:-

Drawing No 01 Rev C Title: Proposed Residential Development of 4 Town houses Date received: 10-02-2012

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

03. No development shall take place until the applicant (or agent or successor in title) has secured written agreement from the West Sussex County Council Archaeologist on the nature and base excavation levels of the foundations of the building hereby approved, and of major infrastructure (e.g. deep soakaways), and their relationship to the archaeological deposits proven to exist on the site in June 2011, and the details of that agreement has been agreed in writing by the Local Planning Authority.

In addition a minimum of 14 days notice of the commencement date of development shall be given in writing to the Local Planning Authority and the developer shall afford access at all times to West Sussex County Council Archaeologist and shall allow him to observe the excavations and record archaeological evidence that may be uncovered as a result of the development.

Reason: *The site is of proven archaeological significance and it is important that it is recorded by excavation having regard to policy AB1 of the Adur District Local Plan*

04. No development shall be carried out unless a schedule and samples of the materials and finishes to be used for the external walls and roof of the building hereby approved have been approved in writing by the Local Planning Authority, and the development shall be built out only in accordance with those approved details.

Reason: *In the interests of visual amenity and to comply with Saved Adur Local Plan policy AH2.*

05. No development shall be carried out unless details of the permeable/porous materials and finishes to be used for the hardscaping have been approved in writing by the Local Planning Authority, and the development shall be built out only in accordance with those approved details.

Reason: *In the interests of avoiding increase surface water runoff and to comply with saved Adur Local Plan policy AP4.*

06. No development shall commence unless and until architectural details at a scale not less than 1:20 have been submitted to and approved in writing by the Local Planning Authority. These architectural details shall include:-

(a) all external windows (to include sections detailing the dimensions/ profiles/ proportions of the frame and glazing bars, the pattern of opening windows, the position of any trickle vents, the set back of the window from the external wall face; and the window heads and sills),
(b) the balustrade, and
(c) the handrail

The development shall not be built other than in full accordance with any such approved details and shall be retained thereafter.

Reason: *To control the development in detail to protect the character of the Conservation area in the interests of visual amenity, having regard to saved policy AH2 of the Adur District Local Plan.*

07. Prior to the commencement of the construction of the building hereby permitted a sample of flintwork comprising the flint type and indicating the colour, texture and pointing style of the mortar, shall be constructed on the site and inspected and approved in writing by the Local Planning Authority. Thereafter, the building hereby permitted shall be constructed in accordance with the agreed sample panel which shall be retained on site until the building has been completed.

Reason: *To safeguard the character and appearance of the Conservation Area / the special character of the building and/or in the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

08. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction; and
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

During the construction period no working whatsoever (including arrival, reception or despatch of deliveries) shall take place except between the hours of:-

8.00 am and 6.00 pm on Mondays to Saturdays nor at any time on Sundays or Public Holidays.

Reason: *In the interests of highway safety and amenity and to comply with saved policy AG1 or AE2 of the Adur District Local Plan.*

09. No occupation of the dwellings hereby approved shall occur unless and until the parking spaces and vehicular access facilities have been provided on the site in accordance with the approved plans. The areas of land so provided shall not be used other than for access and parking of vehicles incidental to the use of the dwellings on the site.

Reason: *To ensure adequate provision for parking clear of the highway to comply with saved Adur Local Plan policy AH2.*

10. No occupation of the dwellings hereby approved shall occur unless and until the cycle storage has been provided on site in accordance with the approved plans. The areas of land so provided shall not be used other than for access and cycle storage incidental to the use of the dwellings on the site.

Reason: *To ensure adequate provision for parking clear of the highway to comply with saved Adur Local Plan policy AH2.*

11. No occupation of the dwellings hereby approved shall occur unless and until all boundary treatments, including gates, have been erected on the site in accordance with approved plans and they shall thereafter be retained permanently.

Reason: *In the interests of amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

12. No occupation of the dwellings hereby approved shall occur unless and until all soft landscaping works have been carried out in accordance with the approved plans.

Reason: *In the interests of visual amenity and the environment and to comply with policy AB27 of the Adur District Local Plan.*

13. 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), the dwellings hereby permitted shall not be extended and/or altered and no curtilage buildings erected unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: *In the interests of amenity and the environment and to comply with saved policy AH2 of the Adur District Local Plan.*

14. No cables, wires, aerials, pipework (except as shown on the approved plans), meter boxes or flues shall be fixed or fitted externally to any elevation of the building fronting/facing a highway.

Reason: *In the interests of visual amenity having regard to saved policy AG1 or AH2 of the Adur District Local Plan.*

15. No external radio or TV aerial/dish shall be erected or affixed on the building hereby permitted unless in accordance with details approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity having regard to saved policy AH2 of the Adur District Local Plan.*

16. 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 or other openings shall be formed in the side elevations of the building hereby permitted.

Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

17. 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 part of the flat roof are of the southernmost house (annotated as PLOT 1 on the plans hereby approved) shall be converted into or used as a balcony or terrace nor shall any access be formed thereto.

Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan.*

18. 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 gate, fence, wall or other means of enclosure shall be erected or constructed within the curtilage of any dwelling hereby approved forward of any wall of that dwellinghouse which fronts or faces any highway.

Reason: *To control the development in detail to protect the character of the area in the interests of visual amenity having regard to saved policy AH2 of the Adur District Local Plan*.

Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

02. The applicant is advised to contact the Coastal Team, Community Development and Big Society, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB, Phone: 01243 642105 to obtain a license for the site access works.