REASONING TO REMOVE CONDITION 03 OF APPROVAL REF: AWDM/0145/16

date: November 2016

by: Julian Mills – Liam Russell Architects

ref:

project: **55 Riverside Road, Shoreham-by-Sea, West Sussex, BN43 5RB**

pages:

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Liam Russell Architects have been asked to re-submit planning approval re: ADDM/0145/16 to remove condition 03. This condition relates to the potential contamination of the land of which the proposal is situated. As part of this application the council have asked for a breakdown of points which are relevant to its removal. Below outlines the salient points:

a. the proposal sits within the area of development which exists
b. the area surrounding the development will be landscaped with hard landscaping
c. the severity of the apposed mitigation strategies outweigh the costs of the development
d. the current garden and landscaping is matured and the removal of and replacement would cause further ecological issues
e. it is by suggestion of the council to re-submit to remove the condition based on supporting evidence and on-going discussions with the environmental agency

Below are extracts from the council and the client at 55 Riverside Road:

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From: Rebekah Smith <rebekah.smith@adur-worthing.gov.uk>
To: "Lawrence Pearce/ADMIN" <lawrence@bell-leisure.com>
Date: 08/11/2016 10:32
Subject: AWDM/0145/16 55 Riverside Road

Dear Lawrence,

I'm sorry for the long delay in getting back to you again concerning the contamination condition on your planning permission AWDM/0145/16. I have been waiting for an outcome from Environmental Health about this issue more generally, but I have heard that this is likely to be ongoing. So, to avoid further delay, my manager, Gary Peck, has suggested that in your particular circumstances, the best option (rather than not enforcing against non-compliance which is another option) is, as previously suggested, for a revised application to be submitted with a request that we do not impose the condition. There would be a 'free go' on a re submission for planning permission up to 19 April 2017 (12 months from the date of your previous permission). You can apply online or download the relevant forms here: http://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms/ You will need to include the forms, drawings and any other documentation as per the original application.

Regards,

Rebekah Smith
Senior Planning Officer, Adur & Worthing Councils
Phone: 01903 221313

Email: rebekah.smith@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: Development Management, Portland House, Richmond Road, Worthing

10th November 2016

Lawrence and Lydia Pearce
Sandpiper
55 Riverside Road
Shoreham Beach
BN43 5RB

Rebekah Smith
Senior Planning Officer
Adur and Worthing Councils

Dear Rebekah

Ref:- **AWDM/0145/16 55, Riverside Road**

With reference to the above planning permission, I write to ask that the caveat on the possible soil contamination is lifted.

The extension we are building (10 x 4 m) is the same footprint as the existing conservatory and the surrounds will be covered with a concrete oversite and hard landscapes, and is totally disproportionate to the size of the garden.

We will not be excavating any of the garden either front or back and feel it is very unfair to be asked to undertake thousands of pounds worth of work, which includes removing trees and soil when we are going nowhere near the soil in the garden.

Yours sincerely

Lawrence and Lydia Pearce

THE END