Adur District Council

Development Management

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0218/14

Details of Development
DETACHED 4-BEDROOM HOUSE WITH ROOF DORMERS ON SOUTH AND EAST ELEVATIONS AND ATTACHED GARAGE TO SOUTH WEST OF THE OLD RECTORY

Location of Development
LAND SOUTH OF THE OLD RECTORY KINGSTON LANE SOUTHWICK 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 21st July 2014.

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
29/06/2015

Adur District Council

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. 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.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Site Location Plan Date received: 21.07.2014
Block Plan Date received: 21.07.2014
BS:5837 Arboricultural Survey Report & Impact Assessment Connick Tree Consultants Date received: 10.11.2014
Drawing No: 14/973/01 Proposed Elevations Date received: 28.04.2015
Drawing No: 14/973/01 Proposed Second Floor Plan and Roof Plan Date received: 28.04.2015
Drawing No: 14/973/02 Proposed Ground Floor Plan Date received: 28.04.2015
Drawing No: 14/973/03 Proposed First Floor Plan and Section Date received: 28.04.2015
Front Door Design Date received: 19.03.2015

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

03. Unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of the development, the dwelling hereby permitted shall be completed using the following external materials and finishes:-

(i) External walls: A blend comprising Weinberger Amberley Red multi/Matthews Red multi/Bovingdon Rural (samples received);
(ii) Vertical tile-hanging: Keymer 'Shire Downs' Red (sample received);
(iii) Roof (with bonnet hips): Goxhill 'Autumn Brown' (sample received);
(iv) Windows and Doors: Timber.

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

04. Prior to the commencement of the development hereby permitted, detailed drawings and sections and/or brochure details or a sample showing the detailed design, frame dimensions and profiles, proportions and sub-division with glazing bars, and opening pattern of the windows, dormer windows, rooflights and French doors shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall only be carried out in accordance with such details as agreed. For the avoidance of doubt, the design and appearance of the timber front entrance door shall be carried out in accordance with the details submitted on 19.03.2015.

Reason: *In the interests of visual amenity in accordance with saved policy AH2 of the Adur District Local Plan.*

Cont…/

05. No development shall take place until details of all boundary and screen walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the dwelling shall not be occupied until such walls and/or fences as agreed have been erected and they shall thereafter be retained permanently

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

06. The dwelling shall not be occupied until the garaging, parking spaces and access facilities shown on the submitted plans have been provided in accordance with construction and surfacing details to be submitted to and approved in writing by the Local Planning Authority. The garaging and areas of land so provided shall not thereafter be used for any purpose other than parking of vehicles incidental to the use of the proposed dwelling.

Reason: *In the interests of amenity and highway safety.*

07. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping incorporating (i) the recommendations of the BS:5837 Arboricultural Survey Report and Impact Assessment by Connick Tree Consultants Dated 31.10.2014 and (ii) details of not less than 14 no. replacement trees to be planted on the site. The approved details of the soft landscaping scheme shall include indications of all existing trees and hedgerows on the land and details of those to be retained and any pruning, crown reduction, lifting or thinning works to be undertaken to the trees, together with details of measures for their protection during the course of the development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development 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. The approved details of hard landscaping shall be completed prior to occupation of the building(s).

Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan.*

08. Other than those trees identified for removal as part of the landscaping scheme approved under Condition 7 of this permission, the existing trees/bushes/hedges on the site agreed as being retained shall be protected for the duration of construction works in accordance with the Tree Protection Measures and Appendix III Tree Protection Plan set out in the submitted BS:5837 Arboricultural Survey Report and Impact Assessment by Connick Tree Consultants dated 31.10.2014. Of those trees/bushes/hedges agreed as being retained, any or any parts thereof which are removed without consent or die or are severely damaged or become seriously diseased during the construction period shall be replaced in the following planting

Cont…/

season with trees/bushes/hedges of such size and species as may be agreed with the Local Planning Authority (in addition to those agreed under Condition 7).

Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with saved policies AB25-27 of the Adur District Local Plan.*

09. 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 dwelling shall not be extended or enlarged, or any incidental building over 5 cubic metres in volume erected within its curtilage.

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

10. The development hereby permitted shall not be commenced until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until such drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

Reason: *To ensure adequate drainage and to comply with policy AP4 of the Adur District Local Plan.*

11. The developer must advise the local planning authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers prior to the commencement of development.

Reason: *To ensure the public foul sewer which crosses the site is not adversely affected by the development.*

12. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and between 08.00 and 13.00 hours on Saturdays. No work shall take place on Sundays or on Bank or Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

13. 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; and
(iv) measures to control the emission of dust and dirt during construction.

Reason: *In the interests of highway safety and amenity.*

Cont…/

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.

02. All Planning applications resulting in a requirement for new street naming or numbering - either residential or commercial - must be processed by the **Street Naming and Numbering Team**. Developers should contact the team to obtain the new addressing before work starts on site. Fees are payable for this service with increased charges for retrospective addressing. It should be noted that no address within the District or Borough is legal unless authorised by Adur and Worthing Councils. It will also be expected that the street nameplates will be provided to a standard expected by the District or Borough Council.

    Please contact the Street Naming and Numbering Team at Corporate Information, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone: 01903 221479/01903 221480 Email: llpg3835@adur-worthing.gov.uk or alternatively visit our website www.adur-worthing.gov.uk/naming-and-numbering where you can find further information and an on-line application form.

    For the street nameplate specification (and copy of Borough Council crest) please contact the Engineering Team, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing, BN11 1HS. Telephone 01903 221479 Email: Techserv@adur-worthing.gov.uk

03. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

04. With regard to the replacement tree planting required by Condition 7 of this permission, the Council's Tree and Landscape Officer recommends a 50/50 mix of Evergreen and Deciduous trees of a species already present on the site - such as Holly, Scots Pine, Holm Oak and Yew (Evergreen) and Lime, Ash English Oak, Beech and Horse Chestnut (Deciduous). The tree sizes should be a minimum of 10-12cm girth in 45 litre containers or equivalent.