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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0477/07**

Mr Nigel Martin
35 Southdown Close
Haywards Heath
RH16 4JR

Details of Development
PROPOSED CONSTRUCTION OF NEW 2 BEDROOM DETACHED DWELLING

Location of Development
LAND TO SOUTH OF 1 MILL HILL 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 7th August 2007.

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

Your copy of the application, determined as above, is returned herewith for your records.

Keith Morgan
Planning Services Manager

02/10/2007

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 adjacent Sussex Downs AONB. It can take place without resulting in unacceptable detriment to the amenities of nearby properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB25-27, AH2) and the West Sussex Structure Plan 2001-16 (LOC1, NE1-2, CH1-2, ERA1, DEV1, DEV4-5).

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. No development shall take place until details of walls and fences including retaining walls have been submitted to and approved in writing by the Local Planning Authority and the proposed house shall not be occupied until the approved walls and fences have been completed.

Reason: *In the interests of amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

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

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AH2 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

04. No use of the vehicular access shall take place until a satisfactory access crossing between the boundary of the site and the adjoining carriageway has been constructed. The requisite specification can be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham Common, Clapham, Worthing, West Sussex BN13 3UR. There shall be no drainage of surface water from the property onto the highway.

Reason: *In the interests of highway safety and to comply with policy DEV4 of the West Sussex Structure Plan.*

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05. The use hereby permitted shall not be carried on until the turning space shown on the submitted plans has been laid out within the site in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area.

Reason: *In the interests of highway safety and to comply with policy DEV4 of the West Sussex Structure Plan.*

06. The access shall not exceed 4.8 metres wide and pedestrian visibility splays shall be provided on each side of its junction with the existing public highway. These splays shall be 2 metres by 2 metres on each side of the access based on the existing highway boundary. No other work shall be carried out on the site until the above mentioned splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: *In the interests of highway safety and to comply with DEV4 of the West Sussex Structure Plan.*

07. The proposed new access shall be laid out to include visibility splays on both sides of its junction with the existing highway. These splays shall be defined by:-

(i) A line 2.4 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of the existing highway; and

(ii) A line 48 metres long southwards and a line 38 metres northwards measured along the nearer edge of the carriageway of the existing highway from its intersection with the centre line of the proposed access; and

(iii) Straight lines joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned splay areas have been provided and thereafter these said splay areas shall be kept free from any obstruction over 0.6 metres above the level of the carriageway of the highway.

Reason: *In the interests of highway safety and to comply with policy DEV4 of the West Sussex Structure Plan.*

08. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for temporary parking and loading/unloading of all Contractors vehicles, and for Contractors buildings, plant, and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site.

Reason: *In the interests of highway safety and amenity and to comply with policy DEV4-5 of the West Sussex Structure Plan.*

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09. With the exception of work in connection with the construction of the proposed access and on-site turning and parking area to serve the proposed development, no work shall be undertaken on the site until the said access and visibility splays have been completed in accordance with detailed plans to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interest of highway safety and to comply with policy DEV4 of the West Sussex Structure Plan.*

10. No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning Authority and such facility shall be retained in working order and operated at all times that the premises are in use to ensure that vehicles do not leave the site carrying earth, mud or other material on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

Reason: *In the interest of highway safety and to comply with policy DEV4 of the West Sussex Structure Plan.*

11. 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 landscaping which shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. The details shall include the planting of a new hedge of native species including evergreens. 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.

Reason: *In the interests of visual amenity and the environment and to comply with policy AB25-27 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

12. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed house and the retaining walls has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

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13. This permission relates to the application as amended by the revised plan (891.06.01 Rev.A) received on 30 August 2007.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH2 of the Adur District Local Plan and DEV1 and DEV4 of the West Sussex Structure Plan.*

14. Prior to the commencement of development, details of the floor level of the proposed house and the proposed alterations to the ground levels of the site, including excavation of the roadside embankment, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with such details as approved.

Reason: *In the interests of amenity and the environment and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

15. 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 proposed dwelling shall not be extended or any incidental building (exceeding 10 cubic metres in volume) erected within its curtilage 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 policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*