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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/0005/09

Mrs Susan Kettley
57 New Road
Shoreham-by-Sea
West Sussex
BN43 6RB

Details of Development
USE OF EMBANKMENT ON SOUTH SIDE OF NEW ROAD FOR PARKING 2 CARS (WITH TURF MESH SURFACE, RETAINING WALL AND HEDGE)

Location of Development
57 NEW ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RB

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 12th January 2009.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
16-03-09

SCHEDULE

Reasons for Granting Permission

01. The proposed construction of parking space for 2 cars (with retaining wall and hedge) would not have a detrimental effect on the setting of the listed building or the character or appearance of the Conservation Area and would assist in reducing on street parking to the benefit of highway safety. It would consequently not conflict with policies AB3, AB4 and AB11 of the Adur District Local Plan and DEV1, DEV4-5, CH4 and CH5 of the West Sussex Structure Plan 2001-16.

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 use of the vehicular access shall take place until a satisfactory kerb and pavement 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.*

03. No development shall take place until details of the construction and height of the retaining walls and a sample of the materials to be used have been submitted to and approved in writing by the Local Planning Authority and the proposed use for parking shall not be commenced until such retaining walls have been erected.

Reason: *In the interests of amenity and to comply with policy AB4 of the Adur District Local Plan and CH4 of the West Sussex Structure Plan.*

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04. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority details of the type and size of plants for the hedge. All planting comprised in the approved details shall be carried out in the first planting season following the completion of the development and any hedge 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 to protect the character of the Conservation Area and to comply with policy AB27 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*