ADUR
DISTRICT COUNCIL

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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/0313/10**

Mr James Breckell
James Breckell Architects
The Adur Business Centre
Little High Street
Shoreham-by-Sea
BN43 5EG

Details of Development
DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 2 SEMI-DETACHED FLAT-ROOFED THREE-BEDROOM HOUSES WITH FRONT BALCONIES AND 4 PARKING SPACES

Location of Development
89 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HA

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 26th August 2010.

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

21/10/2010

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 existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2).

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/or fences have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until such walls and/or fences have been erected.

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

03. The dwellings shall not be occupied until the parking spaces 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 dwellings.

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

04. 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 during the construction period 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.*

PTO

05. 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.*

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

Job no. 251 Drawing no. 01-received 26th August 2010.

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

07. 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 (other than as hereby approved) shall be formed in the north, east or west walls of the building without the prior permission of the Local Planning Authority on an application in that behalf.

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

08. The first floor windows in the northern elevation shall be obscurely glazed in the lower 50% at all times.

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

09. The first floor windows on the east and west side elevations shall be fitted with obscured glazing at all times and be permanently non-openable.

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

10. No development shall be carried out until a schedule of materials and finishes to be used for the external walls, roofs, balcony and cladding of the proposed building 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.*

PTO

11. The development hereby permitted shall not be commenced until details of the proposed drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

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

12. Prior to commencement of construction, details of the proposed cycle stores shall be submitted to and approved by the Local Planning Authority and they shall be completed in accordance with such details prior to occupation of the dwellings.

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

13. Prior to commencement of works details of the siting and appearance of the proposed solar panels shall be submitted to and approved by the Local Planning Authority and works shall be carried at in accordance with such details.

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