Adur District Council

## Development Management

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

# PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990**
**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015**

**APPLICATION NUMBER: AWDM/0236/16**

Details of Development
**CONSTRUCTION OF 2 X 3 BED CHALET BUNGALOWS WITH ASSOCIATED LANDSCAPING AND PARKING.**

Location of Development
**LAND SOUTH OF LITTLE WILLOWS THE MARTLETS 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 16th February 2016.

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
08/04/2016

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 three 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 and documents:-

Drawing No. JB 364/ planning 01 titled PROPOSED LOCATION PLAN date valid 16-02-2016
Drawing No. JB 364/ planning 02 titled PROPOSED BLOCK PLAN date valid 16-02-2016
Drawing No. JB 364/planning 03 Rev B titled PROPOSED SITE PLAN (At ground floor level) date received 05-04-2016
Drawing No. JB 364/planning 04 titled HOUSE 1: FIRST FLOOR PLAN, HOUSE 2: FIRST FLOOR PLAN; HOUSE1: GROUND FLOOR PLAN; HOUSE 2: GROUND FLOOR PLAN date valid 16-02-2016
Drawing No. JB 364/planning 05 titled HOUSE 1 date valid 16-02-2016
Drawing No. JB 364/planning 06 titled HOUSE 2 date valid 16-02-2016
Document titled Arboricultural Report Ref: JBA/1/16 date received 14-03-2016

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

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the dwellinghouse buildings hereby permitted has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

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

04. No development, including site works of any description, shall take place on the site unless and until all the trees identified for retention on the approved plans have been protected in accordance with protection measures retained for the duration of the construction works in accordance with BS5837:2005. Within the areas so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without he prior written approval of the Local Planning Authority. If any excavations are required in the fenced off areas they shall be undertaken and backfilled only by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered. No trenches or pipe runs for services and drains or any other excavations shall be cut or laid within 5 metres of the trunk of any existing tree to be retained on this or adjoining sites.

**Reason**: *To protect trees from damage likely to lead to the loss of the trees and to comply with saved policy AB25 of the Adur District Local Plan.*

05. No development associated with the dwellinghouse buildings hereby permitted shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

**Reason**: *To ensure the development is adequately drained in accordance with Saved Adur Local Plan policy AP4.*

06. No occupation of the dwellinghouse buildings hereby permitted shall occur until all boundary walls and/or fences shown on the approved drawings 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.*

07. No occupation of the dwellinghouse buildings hereby permitted shall occur until the parking spaces and access point facilities shown on the approved plans have been provided. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the occupation of the dwellings concerned.

**Reason**: *In the interests of amenity and highway safety and having regard to the relevant parking policies set out in the National Planning Policy Framework.*

08. No occupation of the dwellinghouse buildings hereby permitted shall occur until the soft landscaping scheme has been planted out in accordance with the approved plans. In the event that any such trees or shrubs die or become seriously damaged or diseased within a period of five years following planting they 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 amenity and the environment of the development and to comply with saved policies AH2 and AB25 of the Adur District Local Plan.*

09. The en-suite rooflights in the rear roof slopes of the dwellinghouse buildings hereby permitted shall be obscure-glazed and shall not subsequently be altered in any way.

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

10. Notwithstanding the provisions of the the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the dwellinghouse buildings hereby permitted shall not be extended or any incidental building over 5 cubic metres in volume erected within its respective curtilage.

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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be erected or constructed within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts or faces any highway.

    **Reason**: *In the interests of visual amenity to maintain the planting to front border of the development hereby approved having regard to saved policy AH2 of the Adur District Local Plan.*

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 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 above eaves height in the rear roofslope and outer side elevations of the dwellinghouse buildings hereby permitted.

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

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

03. The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway