ADUR DISTRICT COUNCIL

Mrs Charlotte Smith
Cityzen
Maritime House
Basin Road North
Hove
BN411WR
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0012/23

Details of Development

APPROVAL ON DETAILS RESERVED BY CONDITIONS: CONDITION 07 (SITE SETUP); CONDITION 10 (LANDSCAPING DETAILS); CONDITION 12 (SCHEDULE OF MATERIALS) OF APPROVED APPLICATION AWDM/1063/21.

Location of Development

GARAGE SITE OFF AVON CLOSE AND WEST OF 19 SYLVAN ROAD SOMPTING WEST SUSSEX

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
01/02/2023

SCHEDULE

Approved Date - 01/02/2023

7 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: *To avoid undue congestion of the site and consequent obstruction to access.*

Approved Date - 01/02/2023

10 No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting 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: *To ensure adequate landscaping is provided.*

Approved Date - 01/02/2023

12 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 proposed building 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 policy 15 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. The applicant is requested to ensure that the planting around the access is low level ie remains below 600m to allow for pedestrian visibility.

02. The applicant is requested to note that an application to the West Sussex County Council Implementation team is required to determine if the proposed hard landscaping works which occur on the public highway require a S278 or minor works licence.

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
SITE SETUP	2244-CTZ-Z3-XX-RP-A-8250	04.01.2023
PLANTING PLAN 1	SR1000	04.01.2023
PLANTING PLAN 2	SR1001	04.01.2023
PLANTING PLAN 3	SR1002	04.01.2023
PLANTING PLAN 4	SR1003	04.01.2023
HARD LANDSCAPING PLAN 1	SR1004	04.01.2023
HARD LANDSCAPING PLAN 2	SR1005	04.01.2023
SCHEDULE OF MATERIALS	2244-CTZ-Z3-XX-SH-A-5199	04.01.2023

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