Adur District Council

Development Management

Mr Martin Critchley
Martin Critchley, Architect
The Old Brewery
15E South Street
Havant
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PO9 1BU

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0927/16

Details of Development
RETROSPECTIVE APPLICATION FOR NEW ENTRANCE FORECOURT, RETAINING WALLS AND LANDSCAPING, TOGETHER WITH THE ERECTION OF A DOUBLE GARAGE.

Location of Development
6 MILL HILL SHOREHAM-BY-SEA WEST SUSSEX BN43 5TH

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 21st June 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
30/11/2016

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
1567-131A	Location and Block Plan	17.11.2016
1567-126O	Existing Site Plan	17.11.2016
1567-136C	Proposed Forecourt Plan	17.11.2016
1567-631A	Proposed Site Sections	17.11.2016
1567-538A	Proposed Courtyard Elevations	17.11.2016
1567-138B	Proposed Forecourt Level	17.11.2016
1567-325O	Existing Elevations	17.11.2016
1567-326O	Existing Elevations	17.11.2016
1567-537C	Proposed Forecourt Elevations	17.11.2016
SPECIFICATION LANDSCAPE WORK		17.11.2016
HY-TEX COIRMESH	Technical Sheet	17.11.2016

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

02. 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.*

03. The materials and finishes of the external face wall of the garage building hereby permitted shall completed in painted render and the flat roof constructed with a Sedum roof as shown on approved drawing 1567-136C unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

04. Notwithstanding the time limit for implementation set out in condition 2, within 6 months of the date of this permission Planting Beds 1 and 2 shall be constructed and completed in accordance with the positions, levels, sections and external finishes shown on the approved plans and shall be planted in accordance with the Specification for Landscape Works submitted on 17.11.2016. Planting Beds 1 and 2 shall thereafter be retained at all times 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 to comply with saved policy AH7 of the Adur Local Plan.*

05. Unless otherwise approved in writing by the Local Planning Authority the vehicle manoeuvring and hardstanding area shown on the approved plans shall be completed using Marshalls light grey 'Natural' pavers in a herringbone pattern, with dark grey 'Charcoal' margin blocks.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur Local Plan.*

06. The double garage building hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse and not for the purposes of primary living accommodation (i.e. bedroom, livingroom, diningroom or kitchen).

Reason: *In the interests of residential amenity having regard to saved policy AH7 of the Adur District Local Plan.*

07. Details of a scheme for dealing with surface water run-off within the site based on the details shown on approved drawing no: 1567-138B and comprising:-

- A drainage plan showing all drain runs including the one to the property boundary;
- A section through the 'storage cells' showing surrounds and invert levels of all pipes; and
- Calculations based upon soakage test results, that size the storage system based on the appropriate rainfall data, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved surface water drainage scheme shall be carried out and completed prior to first use of the double garage hereby permitted.

Reason: *To ensure adequate provision is made for draining surface water run-off within the site in accordance with saved policy AP4 of the Adur 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.

Ref: AWDM/0927/16

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within **12 weeks** of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).