Adur District Council

Planning, Regeneration and Wellbeing

Rex Adams
RJA Planning And Building Consultants Ltd
16 Greenacres
Shoreham-by-Sea
West Sussex
BN43 5WY

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0827/11

Details of Development
DEMOLITION OF CHALET BUNGALOW AND ERECTION OF 2 SEMI-DETACHED TWO-STOREY FLAT-ROOFED THREE-BEDROOM HOUSES WITH PARKING AT FRONT

Location of Development
43 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5RL

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 19th October 2011.

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
11/01/2012

PTO

ADUR DISTRICT COUNCIL
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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 all boundary walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the dwellings shall not be occupied until such walls and/or fences have been erected and they shall thereafter be retained permanently

    Reason: *In the interests of amenity and to comply with 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: *In the interests of amenity and highway safety and having regard to PPG13/PPS3.*

04. No construction work shall be carried out on site unless and until provision has been made in accordance with details approved by the Local Planning Authority for temporary parking and loading/unloading of all contractors' vehicles, and for contractors' buildings, plant, and stacks of materials. Such provision shall be retained and used for the purpose specified in the approved details throughout the period of work on the site with all vehicles, plant and materials kept within the areas so approved.

    Reason: *In the interests of highway safety and amenity.*

PTO

05. 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: *In the interests of visual amenity and the environment and to comply with policy AB26-27 of the Adur District Local Plan.*

06. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows, doors and balcony screen) and roofs of the proposed dwellings 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 saved policy AH2 of the Adur District Local Plan.*

07. The upper floor windows in the east, west and north elevations shall be at least 1.8m above the floor of the room in which they are installed and, in the case of the windows on the east and west sides, be obscure glazed.

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

08. 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), the proposed dwellings shall not be extended or any incidental buildings over 10 cubic metres in volume erected within their curtilages.

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

09. 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 shall be formed in the east, west and north side walls of the dwellings.

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

10. The development hereby permitted shall be carried out in accordance with the following approved plan received 7 December 2011:-
Dwg-01 (Proposed Plans, Elevations, Location Plan and Block Plan)

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