Adur District Council

Development Management

Mr T Cording
54 Westfield Crescent
Brighton
East Sussex
BN1 8JB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1474/15

Details of Development
ERECTION OF NEW 3-BEDROOM DWELLING ATTACHED TO NORTH-WEST SIDE ELEVATION OF NO.7 AND ASSOCIATED ELEVATION ALTERATIONS TO EXISTING HOUSE INCLUDING ENLARGED FRONT DORMER.

Location of Development
7 ORMONDE WAY SHOREHAM-BY-SEA WEST SUSSEX BN43 5YB

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 9th November 2015.

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
03/03/2016

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
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SCHEDULE

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

Existing and Proposed Floor Plans and Elevations Revision A Date received: 16.02.2016
Location Plan, Block Plan and Site Layout Plan Revision A Date received: 18.01.2016

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

03. Notwithstanding the annotation on the approved plan, the external materials and finishes of the development hereby permitted shall be carried out to match in design, colour and texture those of the existing terrace. No development shall be carried out unless and until a schedule and samples of the materials and finishes to be used for the external walls and roof of the proposed new dwelling and the external alterations to be carried out to the existing dwelling have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the developement shall only be completed in accordance with the approved schedule and samples.

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

04. The windows of the proposed new dwelling and the new windows in the existing dwelling shall match the style, proportions, frame colour, opening pattern and heads/cills of the existing windows in this terrace.

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

05. No development shall take place unless and until details of all boundary walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the dwelling shall not be first occupied until such walls and/or fences as have been agreed have been erected and thereafter retained permanently

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

06. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include the retention of the existing hedge adjacent to the north-west side boundary. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the

buildings or the completion of the development, whichever is the sooner, 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. The approved details of hard landscaping shall be completed prior to occupation of the building(s).

Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan.*

07. The new dwelling hereby permitted shall not be first occupied unless and until the elevation alterations to the existing dwelling, No.7, shown on the approved drawing, have been carried out and completed.

Reason: *In the interests of visual amenity to ensure the retention of a balanced composition within the terrace and to comply with saved policy AH2 of the Adur District Local Plan.*

08. The development hereby permitted shall not be commenced unless and until a scheme for protecting the proposed dwelling and outside amenity area from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate good acoustic design and shall comply with the internal noise level guidelines set out in BS8233:2014 and achieve as far as reasonably practicable the WHO guidelines for external amenity areas. All works which form part of the agreed scheme shall be carried out and completed before the permitted dwelling is first occupied.

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

09. Prior to commencement of the development hereby approved, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-
- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety.*

10. The development hereby permitted shall not be commenced until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the dwelling shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

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

11. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order amending revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or externally altered or any incidental building over 5 cubic metres in volume erected within its curtilage.

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

12. No development shall take place, including any works of demolition, until a Construction Method Statement and Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and Plan and shall be adhered to throughout the construction period. The Statement and Plan shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of any security hoarding; and
(v) measures to control the emission of dust and dirt during construction.

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

13. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 06.00 and 18.00 on Monday to Friday

and between 08.00 and 13.00 hours on Saturdays. No work shall take place on the site on Sundays or on Bank or Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

14. The development permitted by this planning permission shall be carried out in accordance with the following flood risk mitigation measures:
1. Provision of a safe haven with access to water and power.
2. At no time shall the ground-floor of the new dwelling hereby permitted be used as habitable accommodation. Finished floor levels for the living accommodation shall be set not less than 300mm above the 1 in 200+ year climate change event level and no less than 600mm above the 1 in 200+ year climate change event level for sleeping accommodation.
3. Sign up to Environment Agency's Free Flood Warning Service. Tel: 0345 988 1188 website: https://www.gov.uk/sign-up-for-flood-warnings

The mitigation measures shall be fully implemented prior to first occupation of the dwelling or within any other period as may be subsequently agreed in writing by the Local Planning Authority.

Reason:
1. To ensure the safety of future occupants in flood events.

2. To reduce the risk of flooding to the proposed development and future occupants.

3. To warn and inform occupants of potential risks and actions to take in a flood event.

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 serve this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

03. All Planning applications resulting in a requirement for new street naming or numbering - either residential or commercial - must be processed by the **Street Naming and Numbering Team**. Developers should contact the team to obtain the new addressing before work starts on site. Fees are payable for this service with increased charges for retrospective addressing. It should be noted that no address within the District or Borough is legal unless authorised by Adur and Worthing Councils. It will also be expected that the street nameplates will be provided to a standard expected by the District or Borough Council.

Please contact the Street Naming and Numbering Team at Corporate Information, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11

1HS. Telephone: 01903 221479/01903 221480 Email: llpg3835@adur-worthing.gov.uk or alternatively visit our website www.adur-worthing.gov.uk/naming-and-numbering where you can find further information and an on-line application form.

For the street nameplate specification (and copy of Borough Council crest) please contact the Engineering Team, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing, BN11 1HS. Telephone 01903 221479 Email: Techserv@adur-worthing.gov.uk