Adur District Council

Planning, Regeneration and Wellbeing

Mr Ben Whitby
BJW Architectural
15 West Street
Shoreham-by-Sea
West Sussex
BN43 5WF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1098/14

Details of Development
FIRST FLOOR SIDE AND REAR EXTENSIONS.

Location of Development
6 KINGSTON LANE SHOREHAM-BY-SEA WEST SUSSEX BN43 6YB

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 11th August 2014.

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
22/10/2014

ADUR DISTRICT COUNCIL
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Ref: AWDM/1098/14

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:-

Title: Location & Block Plans, Drawing No. 04 Rev B, Received on 13th October 2014.
Title: Floor Plans & Elevations as Existing, Drawing No. 01, received on 11th August 2014.
Title: Floor Plans & Elevations as Proposed, Drawing No. 02 Rev B, Received on 20th October 2014.
Title: Plan showing 45 degree angle from neighbouring window, Received on 13th October 2014.

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

03. The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in terms of colour and texture those on the existing dwelling and as shown on Drawing no. 02 Rev B, Received on 20th October 2014.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan 1996.*

04. 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 (other than as hereby approved) shall be formed in the northerly or southerly side walls of the extensions.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

05. The bathroom window in the northerly side elevation of the side extension and the bedroom window in the southerly side elevation of the rear extension hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

06. The balcony door in the southerly side elevation of the first floor rear extension hereby permitted shall at all times be glazed with obscured glass.

Reason: *To prevent overlooking and to comply with saved policy AH7 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.