Adur District Council

Development Management

Mr Alan Scarratt
Alan Scarratt Architectural Services
33 Hurley Road
Worthing
West Sussex
BN13 2PA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0523/15

Details of Development
CONSTRUCTION OF END OF TERRACE 1 BEDROOM MAISONETTE (AMENDED RE-SUBMISSION OF AWDM/1223/13)

Location of Development
4 KINGS CRESCENT SHOREHAM-BY-SEA WEST SUSSEX BN43 5LE

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 23rd April 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
08/06/2015

PTO

Adur District Council
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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 external materials and finishes of the dwelling hereby permitted shall, prior to commencement of its use, be completed to match those of the existing dwelling on the site.

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

03. Notwithstanding the details on the approved plans, the proposed wall on the northern boundary shall be reduced in height in order to provide a pedestrian visibility splay of 2 metres by 2 metres based on the highway boundary and the above mentioned splay area shall be kept free of obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: *In the interest of highway safety.*

04. The development hereby permitted shall only be carried out in accordance with the submitted Flood Risk Assessment and the mitigation measures contained within it on page 11. No part of the ground floor of the building shall at any time be used as a habitable room.

Reason: *To reduce risk of flooding and in the interests of the safety of the occupants having regard to the Planning Practice Guide to the National Planning Policy Framework.*

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling and existing dwelling shall not be extended or altered by means of any development as set out within Classes A, B, C, D and E of Part 1 of the Schedule to that Order.

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

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

Drawing No AS.620.1D Date received 28 May 2015
1:500 Block Plan received 23 April 2015
1:1250 Location Plan received 23 April 2015

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

PTO

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.