Adur District Council

## Development Management

Ms Carolyn Owen-Powell
Owen Powell Architects
82 Gloucester Road
Brighton
East Sussex
BN1 4AP

# PLANNING PERMISSION

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

**APPLICATION NUMBER: AWDM/0106/15**

Details of Development
**SINGLE-STOREY REAR EXTENSION TO REPLACE EXISTING CONSERVATORY**

Location of Development
**2 HAMMY CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 6BL**

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 30th January 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
26/03/2015

PTO

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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**Ref: AWDM/0106/15**

## 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 development hereby permitted shall, prior to commencement of use of the additional floor space thereby created, be completed to match in design, colour and texture those of the existing building 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.*

03. 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 or west side walls of the extension hereby approved.

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

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

    Drawing nos.

    1425/1/B location and block plan,
    1425/10 existing and proposed ground floor plans
    1425/11existing and proposed first floor showing extension flat roof,
    1425/12 existing and proposed north and south elevations,
    1425/13 existing and proposed west elevations and section A and
    1425/14 existing and proposed east elevations and section B

    all received 30/1/15.

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

**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 2012.