Adur District Council

Planning, Regeneration and Wellbeing

Steven Barrett
Choice Design And Construction
52 Freshbrook Road
Lancing
West Sussex
BN15 8DA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0666/11

Details of Development
FIRST FLOOR SIDE EXTENSION AND REAR BALCONY TOGETHER WITH REPOSITIONED ROOF LANTERN

Location of Development
118 HARBOUR WAY SHOREHAM-BY-SEA WEST SUSSEX BN43 5HH

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 14th 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
21/11/2011

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. Due consideration has been given to the representations made by third parties. However, it is considered the proposed extension and alterations would not detract from the appearance of the dwelling or the character of the built environment generally and subject to the conditions of planning permission can take place without significant harm to the amenities of neighbouring residential occupiers. The proposed development does not therefore conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC!, CC6, BE1).

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:-

1. Site Location plan Received 14 Oct 2011
2. Block plan Received 14 Oct 2011
3. CDC/Meri/1A Existing elevations and Section through vaulted ceiling (Block plan superseded) Received 14 Oct 2011
4. CDC/Meri/B Ground floor plan, Existing and Proposed First Floor plans and Proposed Elevations Received 14 Oct 2011

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

03. The external materials and finishes of the extension hereby permitted shall, prior to commencement of use of the additional floorspace 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.*

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 shall be formed in the east side wall of the extension.

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

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05. The use of the balcony hereby permitted shall not commence unless and until obscure-glazed privacy screens not less than 1.8 metres high from the floor level of the balcony have been constructed on both sides (east and west) of the balcony. The obscure-glass used for the privacy screen shall have an obscurity level not less than Level 4. The privacy screens shall thereafter be retained in place as constructed.

Reason: *To safeguard the privacy of the neighbouring occupiers and to comply with saved policy AH7 of the Adur District Local Plan.*