Adur District Council

Planning, Regeneration and Wellbeing

Mr Howard Wilman
73 Littlehampton Road
Worthing
West Sussex
BN13 1PQ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1521/12

Details of Development
EXTENSION TO GARAGE AND PORCH

Location of Development
7 EDBURTON GARDENS SHOREHAM-BY-SEA WEST SUSSEX BN43 5GR

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 4th January 2013.

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
11/02/2013

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

Ref: AWDM/1521/12

SCHEDULE

Reasons for Granting Permission

01. The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur District Local Plan policies AG1, AH7 and the South East Plan policies BE1, CC1, CC6

Conditions

01. The development hereby permitted shall be begun before the expiration of three 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:

Drawing tiled Block Plan date valid:	04-01-2012
Drawing No. EDB-09/A3 titled Proposed Ground Floor Plan date valid:	04-01-2012
Drawing No. EDB-13/A3 titled Proposed LHS Elevation date valid:	04-01-2012
Drawing No. EDB-12/A3 titled Proposed Front Elevation date valid:	04-01-2012
Drawing No. EDB-10/A3 titled Proposed First Floor Plan date valid:	04-01-2012
Drawing No. EDB-11/A3 titled Proposed Roof Plan date valid:	04-01-2012
Drawing No. EDB-14/A3 titled Proposed Rear Elevation date valid:	04-01-2012
Drawing No. EDB-15/A3 titled Proposed RHS Elevation date valid:	04-01-2012
Drawing titled Location Map date valid:	04-01-2012

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

03. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour, bond and texture those of the existing building.

    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 elevation of the development hereby permitted.

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

Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

02. 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.