Adur District Council

Planning, Regeneration and Wellbeing

Stephen Bromley Associates
5 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/0928/14

Details of Development
ENLARGEMENT OF DETACHED STORE PLUS NEW PITCHED ROOF IN CONNECTION WITH USE A PLAYROOM

Location of Development
8 THE MARLINESPIKE SHOREHAM-BY-SEA WEST SUSSEX BN43 5RD

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 July 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
18/08/2014

ADUR DISTRICT COUNCIL
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Ref: AWDM/0928/14

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:-

    Site Location Plan, Block Plan, and Drawing No: 9612 1a Date valid: 11 July 2014

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

03. Unless otherwise approved in writing by the Local Planning Authority the external walls and roof of the enlarged outbuilding hereby permitted shall be completed using the external materials and finishes as stated on the submitted application form.

    Reason: *In the interests of visual amenity and to comply with saved 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 north or west walls of the outbuilding.

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

05. The enlarged outbuilding hereby permitted shall only be used for purposes ancillary to the single dwelling house and at no time shall be used as primary living or sleeping accommodation.

    Reason: *In the interests of residential amenity.*

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.