



ADUR DISTRICT
COUNCIL

FRESH Architects
2 Sunny Close
Worthing
BN12 4BD

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0536/26

Details of Development

NEW FRONT PORCH AND OTHER ALTERATIONS TO FRONTAGE, INCLUDING EXTENSION OF ROOF TO FRONT OVER GARAGE AND ADDITION OF VERTICAL 'FINS' TO PARTS OF FRONT ELEVATION, ALTERATIONS TO WINDOWS, REMOVAL OF WALL AND STEPS TO FRONT, LOWERING OF GROUND LEVEL AT FRONT AND NEW DRIVEWAY SURFACE

Location of Development

1A MILL HILL SHOREHAM-BY-SEA WEST SUSSEX BN43 5TG

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 5th May 2026.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

A handwritten signature in black ink that reads 'G Peck'.

Gary Peck
Head of Planning & Development
23/06/2026

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
SITE LOCATION PLAN	P001 P1	05.05.2026
PROPOSED BLOCK PLAN	P002 P1	05.05.2026
EXISTING GROUND FLOOR PLAN	P003 P1	05.05.2026
EXISTING FIRST FLOOR PLAN	P004 P1	05.05.2026
EXISTING ROOF PLAN	P005 P1	05.05.2026
EXISTING EAST & NORTH ELEVATIONS	P006 P1	05.05.2026
EXISTING WEST & SOUTH ELEVATIONS	P007 P1	05.05.2026
PROPOSED GROUND FLOOR PLAN	P008 P1	05.05.2026
PROPOSED FIRST FLOOR PLAN	P009 P1	05.05.2026
PROPOSED ROOF PLAN	P010 P1	05.05.2026
PROPOSED EAST & NORTH ELEVATIONS	P011 P1	05.05.2026
PROPOSED WEST & SOUTH ELEVATIONS	P012 P1	05.05.2026

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

02. 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.*

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed as specified on the application documents, unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

04. The resurfaced driveway hereby shown on the approved drawings shall be constructed and thereafter retained using only permeable materials and/or a permeable construction or alternatively provision shall be made and thereafter retained to direct surface run-off from the hard surface to a permeable or porous area or surface within the curtilage of the site. It shall include a bound material from the back edge of the highway boundary to prevent gravel overspill onto the highway.

Reason: *To reduce the risk of localised flooding and for highway safety having regard to the National Planning Policy Framework and policies 28 and 36 of the Adur Local Plan.*

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.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-householder-planning-decision>
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.
7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).