Adur District Council

Planning, Regeneration and Wellbeing

Mel Humphrey
39 Northease Drive
Hove
East Sussex
BN3 8PQ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1523/14

Details of Development
FRONT AND REAR DORMERS WITH HIP TO BARN GABLE ENDS (IN CONNECTION WITH LOFT CONVERSION)

Location of Development
75 GORDON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6WF

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 November 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
19/12/2014

ADUR DISTRICT COUNCIL
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Ref: AWDM/1523/14

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 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 Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7.*

03. The development shall be carried out in accordance with the following approved plans: Unnumbered drawings existing plans and elevations, proposed floorplans, site location and block plan, block plan and roof plan received 11/11/14 and proposed elevations received 20/11/14.

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

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 side walls of the dormers or roof extension hereby permitted.

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