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/1302/12

Details of Development
FIRST FLOOR SIDE EXTENSION

Location of Development
215 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6BE

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 2nd November 2012.

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
18/12/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

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 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.*

03. The development hereby permitted shall be carried out in accordance with the following approved plans: -

First Floor Side Extension Revision B Dec 12 Date Received: 14th December 2012
Block Plan Date Received: 18th October 2012

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

04. No windows or other openings other than those shown on the approved plans shall be formed in the east side wall of the extension without prior written consent from the Local Planning Authority.

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

05. The ground floor window on the eastern wall of the building shall be fitted with obscure glazing at all times.

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

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06. The roof light in the extension hereby permitted shall be fitted with obscure glazing and shall be non-openable except if it is above 1.7 metres above the floor of the room in which the window is installed.

Reason: *For avoidance of doubt and to accord with policy AH7 of the Adur District Local Plan.*

07. The bellmouth to the base of the render and the exposed rafter feet as detailed on Rev B of 'First Floor Side Extension' Received 14th December 2012 shall be replicated in the proposed extension to match that of the existing building.

Reason: *In the interests of visual amenity and to accord with 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.