Adur District Council

Planning, Regeneration and Wellbeing

Mr Ben Whitby
BJW Architectural
15 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/0674/12

Details of Development
REMODELLING OF EXISTING CHALET BUNGALOW TO CREATE A TWO STOREY HOUSE

Location of Development
126 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HL

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 31st May 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
18/07/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

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. Prior to commencement of works sample details of materials to be used including windows, coping, roof tiles and render shall be submitted to and approved by the LPA. Works shall be carried out in accordance with such details.

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

03. Prior to the use of the first floor rear balcony hereby permitted details of the proposed privacy screen on the eastern side shall be submitted to and approved by the LPA. The privacy screen shall be erected in accordance with such approved details and shall be retained at all times.

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

Informatives / Notes to Applicant

01. Precautionary land contamination

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.