Adur District Council

Planning, Regeneration and Wellbeing

Mr Richard Robinson
RR Architects
16 Mill Lane
Shoreham-by-Sea
West Sussex
BN43 5AG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1372/12

Details of Development
GROUND FLOOR FRONT EXTENSION WITH ROOF TERRACE AND LOFT CONVERSION WITH FRONT AND REAR DORMERS

Location of Development
1 COASTGUARD COTTAGES OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HR

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 6th 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
21/12/2012

PTO

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 saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1).

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 proposed door at first floor level in the west side elevation of the dwelling shall at all times be glazed with obscured glass or constructed of a solid panel.

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

04. This permission relates to the following approved plans:-

    Drawing No. 01 (Location Plan) received 6 November 2012
    Drawing No. 02 rev A (Block Plan) received 6 November 2012
    Drawing No.10 Rev B (Plans, Elevations and Section as Proposed) received 21 December 2012

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern prior to the application being 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.