Adur District Council

Planning, Regeneration and Wellbeing

Mr Iain Port
28 Woodards View
Shoreham-By-Sea
West Sussex
BN43 5LH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1336/13

Details of Development
APPLICATION FOR NEW PLANNING PERMISSION TO REPLACE EXTANT PLANNING PERMISSION ADC/0332/10 FOR LOFT CONVERSION (PROVIDING ADDITIONAL BEDROOM AND ENSUITE WITH 4 ROOFLIGHTS) AND CANOPY ABOVE EAST SIDE FRONT DOOR (AMENDMENT TO PERMISSION ADC/0325/09)

Location of Development
28 WOODARDS VIEW SHOREHAM-BY-SEA WEST SUSSEX BN43 5LH

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 7th November 2013.

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
10/12/2013

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 National Planning Policy Framework

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 west facing rooflight hereby permitted shall be fitted with obscured glazing at all times and shall open on a central pivot only. The base of the rooflight shall be a minimum height of 1.7 metres above the finished internal floor level of the bathroom

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

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

    Elevations and plan with Proposed floor Layout in loft received 18th October 2010. Block Plan of Proposed Canopy received 18 October 2010.

    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 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.