Adur District Council

Planning, Regeneration and Wellbeing

Mr Tony Standing
39 Hills Road
Steyning
Sussex
BN44 3QG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0640/14

Details of Development
SINGLE-STOREY REAR EXTENSION TO REPLACE EXISTING CONSERVATORY AND ROOMS IN ROOF WITH SIDE GABLE AND REAR DORMER.

Location of Development
87 CROWN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6GD

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 23rd May 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
17/07/2014

ADUR DISTRICT COUNCIL
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Ref: AWDM/0640/14

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

Title: Location Plan, Received on 23rd May 2014.
Title: Existing Property, Drawing No. C754 Received on 23rd May 2014.
Title: Proposed extensions, Drawing No. C754-1 D Received on 26th June 2014.

Reason: *For the avoidance of doubt and in the interests of proper planning.*
03. The materials and finishes of the external walls and roofs of the extensions hereby permitted shall accord with the details submitted with the application.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan 1993-2006.*
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 (other than as hereby approved) shall be formed in the northerly gable end or the northerly or southerly side walls of the single storey extension or dormer extension.

Reason: *To prevent overlooking and to comply 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 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.