ADUR DISTRICT COUNCIL

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United Kingdom

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1246/25

Details of Development
EXISTING FIRST FLOOR TIMBER BALCONY TO BE REPLACED AND ENLARGED ALONG WITH THE ADDITION OF A NEW STAIRCASE PROVIDING ACCESS TO THE GARDEN. SINGLE STOREY FRONTAGE OUTBUILDING TO INCLUDE GARDEN ROOM, SHOWER ROOM AND STORAGE. SWIMMING POOL, SAUNA BUILDING AND OUTDOOR KITCHEN, GARDEN STORAGE BUILDING AND BIN STORE. FENESTRATION ALTERATIONS AND NEW ZINC ROOF WITH ROOFLIGHTS.

Location of Development
154 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 3rd October 2025.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Head of Planning & Development
26/11/2025

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
FLOOD RISK ASSESSMENT	0750.FRA.001	19.11.2025
DESIGN & ACCESS STATEMENT	0750.DAS.A	19.11.2025
PROPOSED BLOCK PLAN, SITE PLAN & ROOF PLAN	0750.PL.001A	19.11.2025
PROPOSED GROUND & FIRST FLOOR PLAN	0750.PL.002A	19.11.2025
SAUNA, GARDEN STORAGE, BIN STORE & GARDEN ROOM PLANS & ELEVATIONS	0750.PL.005B	19.11.2025
BNG CHECKLIST		03.10.2025
SITE PLAN & SECTION A-A	0750.EXG.001	03.10.2025
EXISTING GROUND, FIRST FLOOR & ROOF PLANS	0750.EXG.002	03.10.2025
EXISTING SECTION A-A, B-B & ELEVATIONS	0750.EXG.003A	03.10.2025
SITE PLAN SHOWING HEDGE PLANTING TO BE REMOVED	0750.EXG.004	03.10.2025
PROPOSED ELEVATIONS	0750.PL.003	03.10.2025
PROPOSED ELEVATIONS	0750.PL.004	03.10.2025

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

02. 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.*

03. 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 specified in the approved drawings unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

04. The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref 0750.FRA.00, dated November 2025, by ABIR Architects) and the following mitigation measure it details:

- The single storey outbuilding is not to be occupied as a separate dwelling and/or contain any sleeping accommodation (its intended use is as a gym or crafting room and storage).

The measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: *To reduce the risk of flooding to the proposed development and future occupants having regard to policies 35 and 36 of the Adur local plan and the National Planning Policy Framework.*

05. No development shall commence, other than works of site survey and investigation, until details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Only such details as approved shall be implemented prior to first use of any part of the development.

Reason: *To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies 35 and 36 of the Adur Local Plan.*

06. The 1.8 metre high privacy screen at the east end of the new rear terrace shall on installation have obscure glazing to a minimum level 3 and shall be erected prior to first use of the new terrace and retained thereafter.

Reason: *In the interest of privacy having regard to policy 15 of the Adur 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.

02. The applicant should, where possible, follow the permitted development scheme following the MCS 020 March 2025 guidance at https://mcscertified.com/mcs-has-published-an-updated-version-of-mcs-020/. This guidance provides a screening process for the installation of the ASHP, that if met requires no further noise assessment.

Planning permission will be required where the noise limits set out in the above permitted development scheme cannot be achieved or where the ASHP model is not covered by the scheme.

See https://www.adur-worthing.gov.uk/noise/planning/

03. The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit Sign up for flood warnings - GOV.UK. Our flood warning service is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding - time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit Prepare for flooding: Protect yourself from future flooding - GOV.UK

To get help during a flood, visit What to do before or during a flood - GOV.UK

For advice on what do after a flood, visit What to do after a flood - GOV.UK

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-householder-planning-decision

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).