Adur District Council

Development Management

Mr David Chetwin
David Chetwin Architects
2 Titian Road
Hove
East Sussex
BN3 5QS

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1014/15

Details of Development
SINGLE-STOREY EXTENSION TO SOUTH SIDE ELEVATION TO REPLACE EXISTING GARAGE.

Location of Development
48 SOUTHWICK STREET SOUTHWICK BRIGHTON WEST SUSSEX BN42 4TG

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 2nd July 2015.

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

G Peck

Gary Peck
Planning Services Manager
30/09/2015

SCHEDULE

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 extension hereby approved shall be constructed to sit on a rafted concrete foundation, rather than using conventional strip foundations. If it is not possible for the extension to be constructed in this manner, then no development shall take place until the applicant has secured the implementation of a programme of archaeological works, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation, unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: *The site is of archaeological significance and if excavations are necessary any items of historical or archaeological interest should be recorded, in accordance with the requirements of the National Planning Policy Framework*

03. The external walls of the extension and alterations hereby approved shall be completed in matching brickwork to the front elevation and painted render to the side and rear elevations, and the roof of the extension and alterations hereby permitted shall be completed to match those of the existing building, prior to commencement of use of the extension.

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

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 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 side wall of the extension.

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

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

Drawing number 521 (PL)2a entitled 'Site Plan' deposited 2 July 2015
Drawing number 521 (PL)1a entitled 'Side Extension Proposal' deposited 2 July 2015

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.