Adur District Council

Planning, Regeneration and Wellbeing

B Compton
BC Building Consultancy Ltd
27 Dell Drive
Angmering
West Sussex
BN16 4HE

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0883/12

Details of Development
SINGLE STOREY SIDE EXTENSION

Location of Development
1 KENT CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 6LQ

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 August 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
26/09/2012

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

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 or nearby properties. It would consequently not conflict with the policies of the Adur District Local Plan (AH7; AG1)) or the policies of the South East Plan (CC1, CC6 and 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 development hereby permitted shall be carried out in accordance with the following approved plans:

    Drawing Number: 3264 Revision dated 24th July 2012;
    Title: Single-storey side extension to enlarge kitchen at 1 Kent Close, Shoreham-by-Sea, West Sussex BN43 6LQ
    Date received: 2nd August 2012

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

03. Before development commences, there shall be submitted to and approved in writing by the Local Planning Authority details of the following:

    (a) Samples of the materials to be used for the exterior walls of the extension, which shall match those on the existing dwelling in colour and texture; and

    (b) A hard and soft landscaping scheme, which shall include the retention of the existing laurel and privet hedges around the boundary of the site adjacent to Stoney Lane and Kent Close together with details of their protection during construction of the extension. Thereafter, the hedges shall not be reduced in height to below 1.25 metres or removed or uprooted without the prior written approval of the Local Planning Authority.

    Reason: *In the interests of visual amenity, and to comply with saved policies AG1 and AH7 of the Adur District Local Plan.*