Adur District Council

Planning, Regeneration and Wellbeing

Mr John Muitt
94 Greenacres
Shoreham By Sea
West Sussex
BN43 5XL

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0832/14

Details of Development
FIRST FLOOR EXTENSION TO FRONT ELEVATION AND NEW DORMER

Location of Development
140 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 24th June 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
22/09/2014

PTO

ADUR DISTRICT COUNCIL
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Ref: AWDM/0832/14

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. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed extension has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

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

03. The windows in the east side elevation of the extension hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.

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

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

    Drawing No 14/04 02a (excluding 1:500 Site Plan) received 8 August 2014
    Drawing No 14/04 03a received 8 August 2014
    Drawing No 14/04 04a received 15 September 2014

    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 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.