Adur District Council

Planning, Regeneration and Wellbeing

Mr Shiraz Riaz
Everest Ltd
Unit 7
North Orbital Commercial Park
Napsbury Lane
St Albans
Herts.
AL1 1XB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1098/12

Details of Development
SINGLE STOREY REAR CONSERVATORY

Location of Development
50 RAINBOW SQUARE SHOREHAM-BY-SEA WEST SUSSEX BN43 6AX

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 10th September 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
23/10/2012

ADUR DISTRICT COUNCIL
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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 properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, 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 external brickwork of the consevatory hereby permitted shall, prior to commencement of use of the conservatory, be completed to match the brickwork of the existing building.

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

03. The windows in the east side elevation of the conservatory hereby permitted shall at all times be obscure-glazed and non-opening.

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: 5343/01 entitled 'Existing Plan and Elevations' deposited 10 September 2012
Drawing No: 5343/02 entitled 'Proposed Plan and Elevations' deposited 10 September 2012
Drawing No: 5343/03 entitled 'Site Location and Block Plan' deposited 10 September 2012

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

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Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.