Adur District Council

Planning, Regeneration and Wellbeing

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN4 3WH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0434/12

Details of Development
FRONT DORMER (HIP TO GABLE ROOF EXTENSION AND REAR DORMER TO BE BUILT UNDER PERMITTED DEVELOPMENT)

Location of Development
12 HAWKINS CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 6TL

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 9th May 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
14/06/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and 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 development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing Titled: Block Plan Dated and deposited: 09-05-2012
Drawing Titled: Stanfords Dated and deposited: 09-05-2012
Drawing No. 12/731/01 Rev A Titled: Proposed Room in Roof Dated and deposited: 22-05-2012
Drawing No. 12/731/02 Rev A Titled: Proposed Room in Roof Dated and deposited 22-05-2012

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

03. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

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

Informatives / Notes to Applicant

01. No determination under this application has been made on the proposed rear dormer or hip-to-gable roof extension. If the applicant requires formal determination that the proposals in respect of the rear dormer and hip-to-gable roof extension constitute permitted development it will be necessary to apply for a lawful development certificate for a proposed development.