Adur District Council

Planning, Regeneration and Wellbeing

Mr Geoffrey Lawrance
32 Parkside
Shoreham By Sea
West Sussex
BN43 6HA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1588/14

Details of Development
CONSTRUCTION OF A FIRST FLOOR CONSERVATORY OVER EXISTING ATTACHED GARAGE TO SOUTH EAST SIDE AND CAR PORT AND STORE AT NORTH WEST SIDE

Location of Development
1 BEACH ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5LJ

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 20th November 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
20/01/2015

PTO

ADUR DISTRICT COUNCIL
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Ref: AWDM/1588/14

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

    Drawing titled OS Mastermap site location, date valid 20-11-2014
    Drawing titled Block Plan, date valid 20-11-2014
    Drawing No. 30/10/14 titled Floor plans as existing, date valid 20-11-2014
    Drawing No. 31.10.14 titled Floor plans as proposed, date valid 20-11-2014
    Drawing No. 32.10.14 titled Elevations as existing, date valid 20-11-2014
    Drawing No. 33.10.14 titled Elevations as Proposed, date valid 20-11-2014
    Drawing No. 34.10.14 titled Existing and Proposed Rear Elevation, date valid 20-11-2014

    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.*

04. The glazing in the east side elevation of the conservatory extension hereby permitted shall at all times be glazed with obscured glass.

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

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.

02. The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.