Adur District Council

Development Management

Mr James Breckell
James Breckell Architects
The Adur Business Centre
Little High Street
Shoreham By Sea
West Sussex
BN1 1YR

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0441/15

Details of Development
APPLICATION FOR VARIATION OF APPROVED APPLICATION AWDM/0418/13 TO RELOCATE KITCHEN TO FIRST FLOOR (16,18,20 AND 22 SHIP STREET)

Location of Development
16 SHIP STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DH

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 April 2015.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Planning Services Manager
15/06/2015

PTO

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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SCHEDULE

Conditions

01. Within 2 months of the date of this permission, the kitchen windows hereby approved at first floor level shall be obscure glazed in accordance with details submitted to and approved in writing by the Local Planning Authority. Thereafter, the obscure glazing shall be retained at all times.

Reason: *To safeguard the amenities of neighbours in accordance with Saved Adur Local Plan policy AH2 and allied SPG Development Control Standard for Space around new dwellings and flats, and the Core Planning Principle of the National Planning Policy Framework relating to the amenity of occupants.*

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

Drawing titled Location Plan date valid 02-04-2015
Drawing titled Site Plan date valid 02-04-2015
Drawing No. 10 REV D titled Ground and 1st floor plans date valid 02-04-2015
Drawing No. 15 REV E titled Rear elevation, side elevation and site plan date received 20-05-2015

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

03. At all times the areas of land so provided for the parking spaces and vehicular access facilities in accordance with the approved plans shall not be used other than for access and parking of vehicles incidental to the use of the dwellings on the site.

Reason: *To ensure adequate provision for parking clear of the highway to comply with saved Adur Local Plan policy AH2.*

04. At all times the areas of land so provided for access and cycle storage in accordance with the approved plans shall not be used other than for access and cycle storage incidental to the use of the dwellings on the site.

Reason: *To encourage sustainable means of transport and to comply with saved Adur Local Plan policy AH2.*

05. At all times all boundary treatments, including gates, erected on the site in accordance with the approved plans shall be retained permanently.

Reason: *To control the development in detail to protect the character of the Conservation Area in the interests of visual amenity, having regard to saved policy AH2 of the Adur District Local Plan.*

PTO

06. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the dwellinghouse buildings hereby permitted shall not be extended and/or altered and no curtilage buildings erected unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: *In the interests of amenity and the environment and to comply with saved policy AH2 of the Adur District Local Plan.*

07. No cables, wires, external radio or TV aerial/dish, pipework (except as shown on the approved plans), meter boxes or flues shall be fixed or fitted externally to any elevation of the building fronting/facing a highway unless in accordance with details approved in writing by the Local Planning Authority.

Reason: *To control the development in detail to protect the character of the Conservation area in the interests of visual amenity, having regard to saved policy AH2 of the Adur District Local Plan.*

08. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be erected or constructed within the curtilage of any dwelling hereby approved forward of any wall of that dwellinghouse which fronts or faces any highway.

Reason: *To control the development in detail to protect the character of the area in the interests of visual amenity having regard to saved policy AH2 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 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.