Adur District Council

Planning, Regeneration and Wellbeing

Mr James Breckell
Nova Villa
63 Old Fort Road
Shoreham-By-Sea
West Sussex
BN43 5RL

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1101/12

Details of Development
SINGLE STOREY REAR EXTENSION

Location of Development
NOVA VILLA 63 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5RL

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
18/10/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The development would take place with detriment to the local environment. 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 South East Plan (GOSE 2009): 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 No. 01 titled Proposed rear extension to form a sunroom dated and deposited 10-09-2012

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

03. 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 windows or other openings shall be formed in the east side wall of the extension hereby permitted.

Reason: *To prevent overlooking and to comply with saved policy H18 of the Worthing Local Plan.*

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