Adur District Council

Planning, Regeneration and Wellbeing

Mr Alistair Dodd
ADC Ltd
72A Beaconsfield Road
Brighton
East Sussex
BN1 6DD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0444/12

Details of Development
SINGLE STOREY REAR EXTENSION WITH EXTENDED RAISED TERRACE (AMENDMENT TO PLANNING PERMISSION AWDM/1016/11 TO INCREASE DEPTH OF EXTENSION)

Location of Development
23 OXEN AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 5AF

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 19th April 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
16/05/2012

PTO

ADUR DISTRICT COUNCIL
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Ref: AWDM/0444/12

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 policies of the Adur District Local Plan (AG1, AH7).

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 materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, 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.*

03. The extended patio shall not be brought into use until a 1.8m high closeboard fence has been erected on either side of the patio (measured from the level of the top of the patio). The screen fence shall thereafter be permanently retained.

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

04. This permission relates to the following approved plans received 19 April 2012:-

    Drawing No. ADC465/02 Rev E (Proposed Plans and Section)
    Drawing No. ADC465/03 Rev D (Proposed Elevations)

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

Informatives / Notes to Applicant

01. Precautionary land contamination

    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.