Adur District Council

Development Management

Mr James Breckell
James Breckell Architects
The Adur Business Centre
Little High Street
Shoreham By Sea
West Sussex
BN43 5EG

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1619/17

Details of Development
RETROSPECTIVE APPLICATION FOR VARIATION OF CONDITION 2 AND REMOVAL OF CONDITIONS, 3, 4 AND 5 OF PREVIOUSLY APPROVED AWDM/1616/15. AMENDMENTS TO INCLUDE COLOUR CHANGE OF ROOF TILES AND REMOVAL OF CHIMNEY PLUS GARDEN LAYOUT CHANGES.

Location of Development
14 THE MEADWAY SHOREHAM-BY-SEA WEST SUSSEX BN43 5RP

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 October 2017.

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

G Peck

Gary Peck
Planning Services Manager
07/12/2017

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PROPOSED GF/FF AS APPROVED	Drg No JB374/04	23.11.2017
PROPOSED GF/FF AS BUILT	Drg No JB374/04A	23.11.2017
DESIGN & ACCESS STATEMENT		20.10.2017
PROPOSED SITE PLAN	Drg No JB374/BR 04	20.10.2017
EXISTING/PROPOSED LOCATION PLAN	Drg Np JB374/ 01B	20.10.2017
EXISTING/PROPOSED BLOCK PLAN	Drg No JB374/02B	20.10.2017
PROPOSED SITE PLAN	Drg No JB374/03A	20.10.2017
AWDM/1616/15 AS BUILT	Drg No JB374 03B	20.10.2017
PROPOSED ELEVATIONS	Drg No JB374/06B	20.10.2017
AWDM/1616/15 AS BUILT	Drg No JB374/06C	20.10.2017
PROP FRONT ELV IN CONTEXT	Drg No JB374/07B	20.10.2017
AWDM/1616/15 AS BUILT	Drg No JB374/07C	20.10.2017

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

02. The development shall be completed in accordance with the plans hereby approved within 6 months of the date of this permission.

Reason: *In the interest of visual amenity having regard to saved policy AH2 of the Adur District Local Plan and policy 15 of the submission Adur Local Plan as modified in accordance with the Inspectors recommendations.*

03. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the dwellinghouse buildings hereby permitted shall not be extended or any incidental building over 5 cubic metres in volume erected within its curtilage.

/Contd ..

Reason: *In the interests of amenity and the environment having regard to saved policies AH2 and AH7 of the Adur District Local Plan and policy 15 of the Submission Adur Local Plan as modified by the Inspector.*

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.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.