Adur District Council

Planning, Regeneration and Wellbeing

Mr Steven Barrett
52 Freshbrook Road
Lancing
West Sussex
BN15 8DA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1061/13

Details of Development
FRONT EXTENSION WITH BALCONY OVER

Location of Development
35 KINGS WALK SHOREHAM-BY-SEA WEST SUSSEX BN43 5LG

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 4th September 2013.

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
09/10/2013

PTO

ADUR DISTRICT COUNCIL
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Ref: AWDM/1061/13

SCHEDULE

Reasons for Granting Permission

01. The development would not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur Local Plan (AG1, AH7) and the planning policies set out in the National Planning Policy Framework.

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 date valid 04-09-2013
    Drawing titled Block Plan date valid 04-09-2013
    Drawing No. SB/13/152/1/A titled Front Extension & Balcony Proposed date valid 04-09-2013

    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.*

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.