Adur District Council

## Development Management

Mr Ben Whitby
BJW Architectural
15 West Street
Shoreham By Sea
West Sussex
BN43 5WF

# PLANNING PERMISSION

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

**APPLICATION NUMBER: AWDM/0433/15**

Details of Development
**ADDITION OF FIRST FLOOR TO EXISTING BUNGALOW TO FORM A TWO-STOREY HOUSE WITH PROPOSED FIRST-FLOOR BALCONY TO REAR (SOUTH) ELEVATION. ADDITION OF PITCHED ROOF TO FRONT PROJECTION OVER EXISTING GARAGE**

Location of Development
**128 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HL**

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 7th April 2015.

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
14/05/2015

PTO

Adur District Council
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## SCHEDULE

**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 first floor windows in the side elevation of the extended dwelling hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.

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

03. The external walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.

    **Reason**: *In the interests of visual amenity and to comply with saved saved policy AH7 of the Adur District Local Plan.*

04. 1.7m high privacy screens/walls shall be erected at the sides of the proposed balcony in accordance with the approved plans prior to first use of the balcony. The screens shall thereafter be retained.

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

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

    Drawing No: 02C Title: Plans and Elevations as Proposed Date received 11 May 2015
    Drawing No: 03C Title: Existing and Proposed Street Scenes Date received 11 May 2015
    Drawing No: 05 Title: Block Plan Date received 7 April 2015

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

PTO

**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.

02. The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.