Adur District Council

Development Management

Mr John Bradbury
123 Greenacres
Shoreham By Sea
West Sussex
BN43 5XL

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1071/15

Details of Development
PROPOSED GROUND FLOOR REAR EXTENSION WITH BALCONY OVER

Location of Development
147 OLD SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5TF

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 17th July 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
03/09/2015

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 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 development hereby permitted shall only be carried out in accordance with the submitted Flood Risk Assessment and the mitigation measures contained within it

    Reason: *To reduce risk of flooding and in the interests of the safety of the occupants having regard to the National Planning Policy Framework.*

04. The development hereby permitted shall be carried out in accordance with the following approved plans received 17 July 2015:-

    Plans and Elevations

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

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.