Adur District Council

Development Management

Mr Andrew Stevens
The Alexander Partnership
Campbell House
21 Campbell Road
Brighton
East Sussex
BN1 4QD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1135/15

Details of Development
SINGLE-STOREY REAR EXTENSION TO SOUTH ELEVATION OF GROUND FLOOR FLAT.

Location of Development
44A MIDDLE ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6GA

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 28th 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
15/09/2015

PTO

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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Ref: AWDM/1135/15

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

    Drawing titled Site Location Plan Area 2 HA date valid 28-07-2015
    Drawing titled Block Plan date valid 28-07-2015
    Drawing No. 03/1506619 titled Floor Plan Proposed date valid 28-07-2015
    Drawing No. 05/1506619 titled Existing and Proposed Elevations date valid 28-07-2015
    Drawing No. 06/1506619 titled Existing and Proposed Elevations date valid 28-07-2015

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

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

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

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the east side wall of the extension.

    Reason: *To prevent overlooking 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.