Adur District Council

Development Management

Mr & Mrs M & G Goodwin
24 Mill Lane
Shoreham-By-Sea
West Sussex
BN43 5AG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1055/15

Details of Development
SINGLE-STOREY FLAT ROOF EXTENSION (RE-SUBMISSION OF AWDM/1815/14)

Location of Development
24 MILL LANE SHOREHAM-BY-SEA WEST SUSSEX BN43 5AG

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 11th September 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
20/11/2015

PTO

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

Ref: AWDM/1055/15

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 (except where specified otherwise on any other condition imposed on this decision notice):-

    Drawing titled Location Plan of bn435ag date valid 11-09-2015
    Drawing titled Site Plan/Block Plan of bn435ag date valid 11-09-2015
    Drawing No. 6 Rev A titled Proposed Front Elevation date valid 11-09-2015
    Drawing No. 8 Rev B titled Proposed Rear Elevation date received 10-11-2015
    Drawing No. 5 Rev B titled General Arrangement date received 10-11-2015
    Drawing No. 7 Rev B titled Proposed side elevation date received 10-11-2015

    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: *To safeguard the visual appearance of the area, including the setting of the adjacent Conservation Area, having regard to saved policies AH7 and AB4 of the Adur District Local Plan.*

04. Notwithstanding the drawings hereby approved, the entire length of the extension hereby permitted shall be completed out with a brick on edge parapet with tile course. The exterior finish of the extension hereby permitted shall not involve quoining.

    The development shall not be built other than in full accordance with any such approved details and shall be retained thereafter.

    Reason: *To safeguard the visual appearance of the area, including the setting of the adjacent Conservation Area, having regard to saved policies AH7 and AB4 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 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.