Adur District Council

Planning, Regeneration and Wellbeing

Mr Gary Brookes
Bale House CAD Ltd
4 Bale Close
Bexhill-on-Sea
East Sussex
TN39 4JT

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1585/14

Details of Development
RETROSPECTIVE APPLICATION FOR EXTERNAL SPIRAL STAIRCASE TO REAR (AMENDMENT TO PREVIOUSLY APPROVED APPLICATION ADC/0568/08)

Location of Development
58 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HA

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 16th December 2014.

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
19/01/2015

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Conditions

01. The staircase and screening hereby approved shall be completed within 3 months of the date of this permission.

    Reason: *In the interests of the visual amenities of the locality and in order to safeguard the privacy of neighbouring occupiers having regard to saved policy AH7 of the Adur District Local Plan.*

02. Three car parking spaces (including the garage) and the on-site vehicle turning area shall be retained and shall not be used for any purpose other than access, turning and parking of vehicles incidental to the use of the proposed dwelling.

    Reason: *To ensure adequate provision for parking clear of the highway and to comply with saved policy AH2 of the Adur District Local Plan*

03. The windows in the east and west side elevations of the building shall at all times be glazed with obscured glass and fixed to be permanently non-openable.

    Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (except as already approved) shall be formed in the east or west side walls of the building without the prior permission of the Local Planning Authority on an application in that behalf.

    Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

05. The external stairs hereby approved shall be used in emergencies only and shall not be used for daily access.

    Reason: *To protect the privacy of the neighbouring occupiers having regard to saved policy AH7 of the Adur District Local Plan.*

06. The external stairs hereby approved shall not be used until the privacy screen has been provided as shown on the approved plans. The privacy screen shall thereafter be permanently retained.

    Reason: *To protect the privacy of neighbouring occupiers having regard to saved policy AH7 of the Adur District Local Plan.*

Cont…/

07. The development hereby permitted shall be carried out in accordance with the following approved plans received 16 December 2014:-

    Drawing No P-226-01, P-226-02 and P-226-03

    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.