Adur District Council

Planning, Regeneration and Wellbeing

Mr John Dryden
Dryden Architects
10 Coleman Street
Brighton
East Sussex
BN2 9SQ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1603/14

Details of Development
REPLACE EXISTING FIRST-FLOOR STEEL BALUSTRADE TO BEDROOM WITH GLASS BALUSTRADE ON FRONT (SOUTH) ELEVATION.

Location of Development
5 HARDY CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 5SA

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 19th November 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
02/02/2015

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 97 of the Town and Country Planning Act 1990.*

02. No development shall be carried out unless and until a schedule of materials and finishes of the proposed balcony has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

    Reason: *In the interests of visual amenity saved policy AG1 or AH2 of the Adur District Local Plan.*

03. The development shall be carried out in accordance with the following approved plans:

    Drawing no: P100 Site Location Plan & Block Plan received 19 November 2014
    Drawing no P101 Existing Elevations received 19 November 2014
    Drawing no: P102 Proposed Elevations received 19 November 2014
    Drawing no: P103 Balcony Details received 19 November 2014
    Drawing no: P104 Photos received 19 November 2014
    Drawing no: P106 Elevations 02 received 19 November 2014

    Reason: *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.