Adur District Council

Planning, Regeneration and Wellbeing

Mr Liam Russell
Liam Russell Architects Ltd
3 Broad Reach Mews
Ropetackle
Shoreham-by-Sea
West Sussex
BN43 5EY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1505/13

Details of Development
REMODELLING WITH FRONT, SIDE AND REAR EXTENSIONS AND ROOMS WITHIN ENLARGED ROOF WITH FRONT AND REAR GABLES AND ENLARGED FRONT BALCONY

Location of Development
67 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5RL

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 13th December 2013.

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
16/01/2014

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local built environment and can take place without detraction from the residential amenities of neighbouring occupiers. It would not therefore conflict with saved policies AG1 and AH7 of the Adur District Local Plan, DC Standard No.3 'Extensions and Alterations to Dwellings' and the NPPF.

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 No: 0976-PA-001 Title: Existing Location and Block Plan
    Date valid: 13 Dec 2013
    Drawing No: 0976-PA-002 Title: Existing Ground Floor Plan
    Date valid: 13 Dec 2013
    Drawing No: 0976-PA-003 Title: Existing First Floor Plan
    Date valid: 13 Dec 2013
    Drawing No: 0976-PA-004 Title: Existing Roof Plan
    Date valid: 13 Dec 2013
    Drawing No: 0976-PA-005 Title: Existing North and South Elevations
    Date valid: 13 Dec 2013
    Drawing No: 0976-PA-006 Title: Existing East and West Elevations and Section A-A
    Date valid: 13 Dec 2013
    Drawing No: 0976-PA-010 REV B Title: Proposed Ground Floor Plan
    Date received: 15.01.2014
    Drawing No: 0976-PA-011 Title: Proposed First Floor Plan
    Date valid: 13 Dec 2013
    Drawing No: 0976-PA-012 Title: Proposed Roof Plan
    Date valid: 13 Dec 2013
    Drawing No: 0976-PA-013 Title: Proposed Front Elevation
    Date valid: 13 Dec 2013
    Drawing No: 0976-PA-014 REV B Title: Proposed Elevations
    Date received: 15.01.2014
    Drawing No: 0976-PA-015 Title: Proposed Sections
    Date valid: 13 Dec 2013
    Drawing No: 0976-PA-016 Title: Proposed Location and Block Plan
    Date valid: 13 Dec 2013

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

Cont../

03. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors), roof and balustrading to the balconies of the proposed remodelled dwelling have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule/samples.

    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 1995 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 side walls or side roof slopes of the remodelled dwelling.

    Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

05. The rooflight windows on the outer east and west side roof slopes of the remodelled dwelling shall at all times be of obscured glass. No development shall take place unless and until details of restrictors to limit the extent of opening of the rooflight windows on the outer east and west side roof slopes have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the agreed details and thereafter the agreed restriction on opening shall be adhered to at all times.

    Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

06. The annexe/guest suite accommodation shown on the approved drawing shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling.

    Reason: *In the interests of residential amenity having regard to 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 identifying matters of concern at pre-application 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.