Adur District Council

Development Management

Mr Rex Adams
RJA Planning and Building
First Floor
10 High Street
Shoreham-By- Sea
West Sussex
BN43 5DA

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015
Schedule 2, Part 1 (Class A.1 (ea))

APPLICATION NUMBER: AWDM/0026/17

Details of Development
HOUSEHOLDER APPLICATION FOR PERMITTED DEVELOPMENT FOR PRIOR APPROVAL FOR SINGLE STOREY EXTENSION TO REAR OF PROPERTY MEASURING 4.5M FROM REAR WALL OF THE ORIGINAL DWELLING, MAXIMUM HEIGHT 3.9M AND HEIGHT OF EAVES OF THE EXTENSION 2.9M (EXISTING CONSERVATORY REMOVED)

Location of Development
23 HILL FARM WAY SOUTHWICK BRIGHTON WEST SUSSEX BN42 4YJ

In pursuance of their powers under the above-mentioned Act and Order the Council hereby confirm that PRIOR APPROVAL IS NOT REQUIRED for the above development, registered on 12th January 2017, in accordance with the application and information submitted.

Information submitted for avoidance of doubt:-

Reference/Drawing Number	Version	Date Rec
PROPOSED FLOOR PLANS AND SECTION	DWG No DWG-01	12.01.2017
PROPOSED ELEVATIONS	DWG No DWG-02	12.01.2017

Subject to compliance with the informatives specified overleaf.

Cont…/

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Gary Peck
Planning Services Manager
20/02/2017

Notes

1. The development shall be completed on or before 30th May 2019.

2. The developer shall notify the Local Planning Authority in writing of the completion of the development as soon as reasonably practicable after completion. This notification shall include: a) the name of the developer; b) the address or location of the development; c) the application number and d) the date of completion.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

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Completion of Development Form for Developers

Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015

1. Developer Name and Address			
Name/ Company			
Address			
Postcode		Email	

2. Site Address

3. Date of completion of the development (to be completed on or before 30 May 2019)

4. Application Number**: AWDM/0026/17**

Please return to:
Planning Services
Adur & Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS