Adur District Council

Planning, Regeneration and Wellbeing

Mr Ben Harvey
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/1350/13

Details of Development
DEMOLITION OF EXISTING LEAN-TO STYLE EXTENSION AND OUTHOUSE AND PROPOSED SINGLE STOREY REAR EXTENSION WITH ROOFLIGHTS TO FLAT ROOF AND ENLARGED FIRST FLOOR REAR WINDOW

Location of Development
36 SHIP STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DH

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 28th October 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
18/12/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7).

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. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building 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 and to comply with saved policy AH2 of the Adur District Local Plan.*

03. 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 shall be formed in the side walls of the building.

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

04. The development hereby permitted shall be carried out in accordance with the following approved plans received 28 October 2013:-

    Drawing Nos 0809-PA-002 Existing elevations and section; 0809-PA-011 Proposed elevations and sections; 0809-PA-010 Proposed floor plan, location and block plan; 0809-PA-014 Plateau Rooflight; 0809-PA-012 Existing and proposed first floor rear window; 0809-PA-001 Existing floor plan, location and block plan

    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.