Adur District Council

Planning, Regeneration and Wellbeing

Mr Liam Russell
Liam Russell Architects Ltd
3 Broad ReachMews
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/1226/12

Details of Development
SINGLE STOREY GARAGE EXTENSION TO WEST SIDE, CONVERSION OF EXISTING GARAGE ON EAST SIDE TO SUN LOUNGE, SINGLE STOREY REAR EXTENSION WITH JULIET BALCONY ALTERATIONS TO EXISTING FIRST FLOOR REAR BEDROOMS AND EXTENSION TO ROOF TO CREATE HABITABLE ROOM INCLUDING SINGLE DORMER TO FRONT ROOFSLOPE, TWO DORMERS TO REAR ROOFSLOPE AND ROOFLIGHTS TO FRONT AND SIDE ROOFSLOPES (REVISED DEVELOPMENT).

Location of Development
406 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5ND

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 October 2012.

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
27/02/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The revised proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and AB25 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings and the South East Plan (CC1, CC6, BE1, and T4).

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: 0631-PA-010 B	Title: Proposed Plans	Date received: 17.1.13
Drawing No: 0631-PA-011 B	Title: Proposed Plans	Date received: 17.1.13
Drawing No: 0631-PA-012 B	Title: Proposed West and South Elevations	Date received: 17.1.13
Drawing No: 0631-PA-013 B	Title: Proposed North and East Elevation	Date received: 17.1.13
Drawing No: 0631-PA-014 B	Title: Proposed Section	Date received: 17.1.13
Drawing No: 0631-PA-001	Title: Existing Plans	Date received:16.10.12
Drawing No: 0631-PA-002	Title: Existing Plans	Date received:16.10.12
Drawing No: 0631-PA-002	Title: Existing Elevations	Date received:16.10.12
Drawing No: 0631:PA-002	Title: Existing Elevation and Section	Date received:16.10.13

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

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

Cont…/

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 west side wall of the garage extension or the east side wall of the sun lounge.

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

05. Prior to installation the detailed design of the Juliet balconies proposed shall be agreed in writing with the Local Planning Authority and thereafter installed as agreed.

Reason: *In the interest of visual appearance having regard to save policy AH7 of the Adur Local Plan.*

06. Details of the construction methodology for the new garage, and in particular the foundation build method to protect the adjacent Lime tree on the grassed verge beyond the site in Adur Road shall be submitted in writing to the Local Planning Authority for approval prior to any works on the construction of the new garage taking place. Thereafter the development shall only be built in accordance with the approved details.

Reason: *To protect the Lime tree in the interest of public amenity having regard to saved policies AH7 and AB25 of the Adur 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 within the application (as originally submitted) 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.