Adur District Council

Development Management

Mr Richard Lee
DK Planning & Design
22 Searles View
Horsham
West Sussex
RH12 4FG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0434/15

Details of Development
REAR ORANGERY AND STORE; ROOF LANTERN TO EXISTING KITCHEN; WINDOW TO EAST ELEVATION AND TILE HANGING TO FIRST FLOOR AND EAST ELEVATIONS

Location of Development
30 KINGS WALK SHOREHAM-BY-SEA WEST SUSSEX BN43 5LG

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 2nd April 2015.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
26/05/2015

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 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 and documents:-

    Supporting document titled HOUSEHOLDER EXTENSION FLOOD RISK ASSESSMENT date valid 02-04-2015
    Drawing No. PL/KW/05 titled Location Plan date valid 02-04-2015
    Drawing No. PL/KW/04 titled Block Plan date valid 02-04-2015
    Drawing No. PL/KW/03 R1 titled Floor Plans date valid 02-04-2015
    Drawing No. PL/KW/02 R1 titled Proposed elevations date received 12-05-2015

    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 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.*

04. The first floor window in the east side elevation of the dwellinghouse hereby permitted shall at all times be glazed with obscured glass.

    Reason: *To prevent overlooking and to comply with 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 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.

Cont…/

02. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

03. The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.