Adur District Council

Planning, Regeneration and Wellbeing

Mr Graham Johnson
Graham Johnson Designs
134 Hollingbury Road
Brighton
Sussex
BN1 7JD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1429/14

Details of Development
SINGLE STOREY REAR EXTENSION TO INCORPORATE BASEMENT STAIRCASE

Location of Development
21 CHURCH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DQ

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 2014.

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
08/01/2015

Ref: AWDM/1429/14

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:-

    Title: Location and Block Plan, Drawing No. 34978/3, Received on 16th October 2014.
    Title: Details as Existing, Drawing No. 34978/1, Received on 16th October 2014.
    Title: Details as Proposed, Drawing No. 34978/2B, Received on 16th October 2014.

    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 policies of the AH7 of the Adur Local Plan.*

04. The extension and basement access hereby permitted shall be occupied and used 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 dwelling house and shall not be used as a separate dwelling.

    Reason: *In the interests of residential amenity having regard to saved policies AH2 and AH7 of the Adur District Local Plan.*

05. The flint and mortar southerly boundary wall shall be retained in conjunction with the development hereby approved at all times.

    Reason: *In the interests of the visual amenities of the area and 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 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.