Adur District Council

Development Management

Mr Andrew Knowles
Sussex Building Surveyors Ltd
20 St Andrews Road
Worthing
West Sussex
BN13 1HN

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1049/15

Details of Development
SINGLE-STOREY EXTENSION TO NORTH AND WEST SIDE ELEVATIONS (TO REPLACE EXISTING GARAGE).

Location of Development
11 THE DRIVE SHOREHAM-BY-SEA WEST SUSSEX BN43 5GA

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 15th July 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
08/09/2015

Ref: AWDM/1049/15

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:-

Drawing no. SBS/213 Location Plan - received 15th July 2015
Drawing no. SBS/213/08 Site and Block Plan - received 15th July 2015
Drawing no. SBS/213/01 Existing Ground Floor Plan - received 15th July 2015
Drawing no. SBS/213/05 Existing Elevations - received 15th July 2015
Drawing no. SBS/213/03A Proposed Ground Floor Plan & Section A-A - received 15th July 2015
Drawing no. SBS/213/06A Proposed Elevations - received 15th July 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. With the exception of the monopitch roof to the rear which is to be a slate roof.

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

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 shall be formed in the northern side wall of the extension.

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.

02. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk