Adur District Council

Planning, Regeneration and Wellbeing

Roger Fagg Architect Ltd
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Hove
East Sussex
BN3 2PH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0761/12

Details of Development
AMENDMENT TO PLANNING PERMISSION REFERENCE ADC/0176/10 TO ENABLE APPROVED EXTENSION TO BE USED AS A 'GRANNY' ANNEXE, INCLUDING ADDITIONAL WINDOW TO SIDE ELEVATION

Location of Development
77 GREENWAYS CRESCENT SHOREHAM-BY-SEA WEST SUSSEX BN43 6HR

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 11th July 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
15/08/2012

PTO

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. The use of the extension as an annex to the host dwelling is not expected to result in unacceptable harm to the amenities of the locality. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

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 external walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.

    Reason: *In the interests of visual amenity and to comply with saved policy AH7 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 (other than as hereby approved) shall be formed in the north or south walls of the extension.

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

04. The first floor windows in the south side elevation of the extension hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.

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

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05. The accommodation hereby permitted shall be occupied 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 dwellinghouse and shall not be used as a separate dwelling. To this end, the internal openings on the ground and first floors between the existing dwelling and the proposed extension (as shown on drawing no. RFA09/124/11F hereby approved) shall be permanently retained and shall not be blocked up at any time.

    Reason: *To prevent the creation of a separate dwelling in the interests of residential amenity having regard to saved policies AH2 and AH7 of the Adur District Local Plan.*

06. 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 gates, fences, walls or other means of enclosure shall be erected, and no hedge or trees planted, which would result in the subdivision of the rear garden of the dwelling

    Reason: *To prevent the formation of a separate dwelling in the interests of amenity and the environment having regard to saved policies AH2 and AH7 of the Adur District Local Plan.*

07. This permission relates to the following approved plans:-

    Drawing No. RFA 09/124/OS (Ordnance Survey Plan and Block Plan) dated 11 July 2012
    Drawing No. RFA 09/124/11F (Proposed Floor Plans and Elevations) dated 8 August 2012
    Drawing No. RFA 09/124/12C (Proposed Second Floor Plan) dated 11 July 2012

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