Adur District Council

Development Management

Mr Andrew Page
Page Partnership
18 Middleton Avenue
Hove
East Sussex
BN3 4PJ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1259/15

Details of Development
PROPOSED SINGLE STOREY SIDE/REAR PITCHED ROOF EXTENSION (EXISTING GARAGE REMOVED)

Location of Development
5 THE LYNCHETTS SHOREHAM-BY-SEA WEST SUSSEX BN43 5GZ

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 24th August 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
01/03/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

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 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.*

03. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing no. 08 Rev B - Site location plan, block plan - received 20.01.16
    Drawing no. 10 Rev D - Building as proposed Ground Floor Plan - received 15.01.16
    Drawing no. 11 Rev D - Building as proposed Scheme Drawing Elevations and Sections - received 15.01.16
    Drawing no. 15 Building as proposed Ground Floor Plan Revised rear extension to meet sewer exclusion zone requirements - received 15.01.16
    Drawing no. 01 - Building as existing - received 24th Aug 2015
    Drawing no. 02 Rev A - Building as existing - received 24th Aug 2015

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

04. Following removal of the existing garage and prior to the use of the extension hereby permitted the exposed eastern side wall of the garage at no. 4 The Lynchetts shall be rendered.

    Reason: *In the interests of visual amenity.*

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any Order amending revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the east side wall of the extension.

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

Cont…/

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.

02. The conditional planning permission granted under this notice is separate to any decision made by Southern Water under different legislation on an application to build adjacent to the public sewer crossing the site and the conditions attached to any approval granted by them. If in doubt the applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hants SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

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

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. YOU ARE ADVISED TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT.

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you wish to appeal, you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which can be obtained from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.