Adur District Council

Planning, Regeneration and Wellbeing

Ms Sally Williams
Sally Williams Architects
6 East Gardens
Ditchling
Hassocks
Sussex
BN6 8ST

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1337/12

Details of Development
SINGLE-STOREY REAR EXTENSION (TO REPLACE EXISTING CONSERVATORY)

Location of Development
126 GREENACRES SHOREHAM-BY-SEA WEST SUSSEX BN43 5XL

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 30th October 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
21/12/2012

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the South East Plan policies BE1, CC1, CC6

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. MHS/01 titled Site Location Plan date valid 30-10-2012
    Drawing No. MHS/02 titled Block Plan date valid 30-10-2012
    Drawing No. MHS/06 titled Plan: Proposed First Floor and Roof date valid 30-10-2012
    Drawing No. MHS/05 titled Proposed Ground Floor date valid 30-10-2012
    Drawing No. MHS/07 titled Proposed North-east date valid 30-10-2012
    Drawing No. MHS/08 titled Proposed South East date valid 30-10-2012
    Drawing No. MHS/09 titled Proposed North-west date valid 30-10-2012

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

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 side walls of the extension hereby permitted.

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

Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

PTO

02. 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.