Adur District Council

Planning, Regeneration and Wellbeing

Mr T Cording
140 High Street
Steyning
West Sussex
BN44 3LH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0091/14

Details of Development
GROUND FLOOR EXTENSION

Location of Development
25 RIVERSIDE SHOREHAM-BY-SEA WEST SUSSEX BN43 5RU

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 5th February 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
04/03/2014

ADUR DISTRICT COUNCIL

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Ref: AWDM/0091/14

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 District Local Plan policies AG1, AH7 and the policies of the National Planning Policy Framework.

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 and supporting documents:-

    Environment Agency Householder and other minor extensions in Flood Zones 2 and 3 form date valid 05-02-104
    Drawing titled Existing Plans & Elevations, Roof Plans date valid 05-02-2014
    Drawing titled Proposed Ground Floor Extension date valid 05-02-2014

    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 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.