Adur District Council

Development Management

Stephen Bromley
Stephen Bromley Associates
5 West Street
Shoreham-by-Sea
West Sussex
BN43 5WF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1392/15

Details of Development
SINGLE-STOREY SIDE EXTENSION TO REPLACE EXISTING GARAGE TO EAST ELEVATION

Location of Development
277 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6BB

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 22nd September 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
24/11/2015

Adur District Council
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Ref: AWDM/1392/15

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 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: -

Block Plan - received 22nd September 2015
Location Plan - received 22nd September 2015
Drawing no. 9863 - 10a - received 6th November 2015

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

04. 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.*

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.