Adur District Council

Planning, Regeneration and Wellbeing

Mr Tony Rogers
Tony Rogers Building Consultants
40 Dawn Crescent
Upper Beeding
West Sussex
BN43 6JF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1309/14

Details of Development
CONVERSION OF EXISTING TWO-STOREY EXTENSION TO TWO-BEDROOM DWELLING (RE-SUBMISSION OF AWDM/0368/14).

Location of Development
10 SAFFRON CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 6JF

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 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
21/10/2014

ADUR DISTRICT COUNCIL
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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. Unless specifically stipulated by any other condition of this permission the development hereby permitted shall be carried out in accordance with the following approved plans:-

Unnumbered Block Plan, received 22 September 2014.
Unnumbered Location Plan, received 22 September 2014.
Existing and Proposed Floor Plans Drawing No: 14/915/01, received 22 September 2014.

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

03. No development shall take place until details of the boundary treatment sub-dividing the rear garden areas has been submitted to and approved in writing by the Local Planning Authority and the proposed new dwelling shall not be occupied until such walls and/or fences have been erected. 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 gate, fence, wall or other means of enclosure shall be erected or constructed within the curtilage of any dwelling house forward of any wall which forms the principal elevation of that dwelling house.

Reason: In the interests of amenity and to comply with saved policy AH2 of the Adur District Local Plan.

04. 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), the existing and proposed dwellings shall not be extended or any incidental building over 10 cubic metres in volume erected within their curtilage.

Reason: In the interests of amenity and the environment having regard to saved policy AH2 of the Adur District Local Plan.

05. The proposed new dwelling shall not be first occupied until provision has been made for refuse storage in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and to comply with policy AH2 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 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.