Adur District Council

Development Management

Mr Ryan Buck
69 Downside
Shoreham-By-Sea
West Sussex
BN43 6HF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0353/17

Details of Development
VARIATION OF CONDITION 6 OF AWDM/0684/16 TO ALLOW ALTERNATIVE EXTERNAL MATERIALS TO EXTENSION AND ROOF ALTERATIONS WHICH ARE NOT SIMILAR TO THE MAIN DWELLING.

Location of Development
69 DOWNSIDE SHOREHAM-BY-SEA WEST SUSSEX BN43 6HF

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 10th March 2017.

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
02/05/2017

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 carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
LOCATION PLAN		10.03.2017
PROPOSED PLANS & ELEVATIONS		10.03.2017

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

02. The development hereby permitted shall be begun before 19.08.2019.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The east-facing window in the dormer on the east elevation of the roof enlargement hereby permitted shall at all times be obscure-glazed and non-openable (except any part more than 1.7 metres above the floor of the room in which the window is located).

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

04. The west-facing window in the dormer on the west elevation of the roof enlargement hereby permitted shall at all times be obscure-glazed and non-openable (except any part more than 1.7 metres above the floor of the room in which the window is located).

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

05. The base of the rooflights on the east and west side of the roof enlargement hereby permitted, shall be positioned not less than 1.7 metres above the finished floor levels of the rooms in which they are located.

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

06. The development will be undertaken with the use of Cedral Weatherboard Cladding on the front (north), and rear (south) roof elevations together with both the dormer fronts and side cheeks. The remaining roof will be grey roof tiles and the walls will be smooth rendered.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan and policy 15 of the Submission Adur Local Plan 2016.*

07. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 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 east or west side walls or roof slopes of extensions and alterations hereby permitted.

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

Informatives / Notes to Applicant

01. Please note that the conditions and informatives on AWDM/0684/16 still apply to this development.

Ref: AWDM/0353/17

TOWN AND COUNTRY PLANNING ACT 1990
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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU 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, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within 12 weeks of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

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.

7. 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.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. 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.