Adur District Council

Planning, Regeneration and Wellbeing

Mr Andrew Page
Page Partnership
18 Middleton Avenue
Hove
East Sussex
BN3 4PJ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1748/14

Details of Development
PROPOSED SINGLE STOREY SIDE EXTENSION, DORMER WINDOWS AND ASSOCIATED MINOR ALTERATIONS. PROPOSED BASEMENT ROOFLIGHT AND LIGHTWELL.

Location of Development
2 ERRINGHAM LODGE 41 BUCKINGHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5UA

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 January 2015.

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
18/02/2015

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

Ref: AWDM/1748/14

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 development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing no. 09 Rev A: Location and block plan, received 05/01/2015
Drawing no. 03: Existing Ground and First Floor Plans, received 05/01/2015
Drawing no. 04: Existing Second Floor and Roof Plans, received 05/01/2015
Drawing no. 05: Existing Elevations and Section, received 05/01/2015
Drawing no. 06 Rev B: Proposed Ground and First Floor Plans, received 11/02/2015
Drawing no. 07 Rev C: Proposed Second Floor and Roof Plans, received 11/02/2015
Drawing no. 08 Rev D: Proposed Elevations and Section, received 11/02/2015
Drawing no. 11: Existing and Proposed Basement Plans, received 11/02/2015

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, prior to commencement of use of the additional floor space 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 the Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7.*

04. The west facing dormer window and roof lights hereby permitted shall be fitted with obscure glazing and be non opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.

Reason: *In the interests of residential amenity and to accord with 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 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.