Adur District Council

Planning, Regeneration and Wellbeing

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140 High Street
Steyning
BN44 3LH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0333/12

Details of Development
TWO STOREY EXTENSION ON SOUTH SIDE

Location of Development
6 SOUTHDOWN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5AN

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 12th March 2012.

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
23/05/2012

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

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and would preserve or enhance the character or appearance of the Conservation Area. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7, AB4).

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. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the extension (including windows and doors and gable detailing) have been submitted to and approved by the LPA. Detailed drawings of the windows including heads and sills, proportions of the frames, glazing bars and openings and a sample panel of the front gable detailing shall be included. Work shall be carried out in accordance with the approved details.

Reason: - To *safeguard the character and appearance of the Conservation Area and to comply with policy AB4 and AH7 of the Adur District Local Plan.*

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

Drawing Titled: 6 Southdown Road - Feb 2012 Rev B – Dated and deposited: 8th May 2012

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

04. The windows in the southern side elevation of the extension hereby permitted shall be obscure glazed and non-opening and they shall not subsequently be altered in any way.

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

Informatives / Notes to Applicant

01. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.