Adur District Council

Development Management

Mr Ben Whitby
BJW Architectural
15 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/1420/15

Details of Development
PART TWO AND PART SINGLE-STOREY SIDE AND REAR EXTENSION TO NORTH AND EAST ELEVATIONS ADJOINING THE EXISTING DETACHED GARAGE (TO BE USED AS INCIDENTAL RESIDENTIAL ACCOMMODATION).

Location of Development
13 FISHERMANS WALK SHOREHAM-BY-SEA WEST SUSSEX BN43 5LW

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 1st October 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
04/11/2015

Ref: AWDM/1420/15

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 walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.

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

03. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the north side wall of the extension.

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

04. The garage shown on the approved plan shall be used only as a private domestic garage for parking vehicles incidental to the use of the property as a dwelling and for no other purpose.

Reason: *In the interests of amenity and highway safety.*

05. The development hereby permitted shall only be carried out in accordance with the submitted Flood Risk Assessment and the following mitigation measures contained within it:-

- The floor levels within the proposed extension shall be set no lower than existing levels and it shall be flood proofed in accordance with CLG advice.

Reason: *To reduce risk of flooding and in the interests of the safety of the occupants having regard to the National Planning Policy Framework.*

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

Drawing No.02B Title: Plans & Elevations as Proposed Date received: 26 October 2015
Drawing No.05 Title: Block and Location Plan Date received: 1 October 2015

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

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.