Adur District Council

Development Management

Mr Ben Whitby
15 West Street
Shoreham-By-Sea
West Sussex
BN43 5WF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0985/15

Details of Development
PART TWO-STOREY AND PART SINGLE-STOREY EXTENSIONS TO NORTH-WEST (REAR) AND NORTH-EAST (SIDE) ELEVATIONS (RE-SUBMISSION OF AWDM/0570/15).

Location of Development
15 DOWNLAND CLOSE SOUTHWICK BRIGHTON WEST SUSSEX BN42 4RH

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 3rd July 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
25/08/2015

Adur District Council
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Ref: AWDM/0985/15

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

Drawing No: 01 Plans & Elevations As Existing, Date received: 03.07.2015
Drawing No: 02 Rev 8 Plans & Elevations As Proposed, Date received: 03.07.2015
Drawing No: 05 Location Plan, Site Plan & Block Plan, Date received: 03.07.2015

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 floorspace 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 saved policy AH7 of the Adur District Local Plan.*

04. The ground-floor window in the north-east side elevation of the extension hereby permitted shall at all times be glazed with obscured glass.

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

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any Order amending, revoking and/or re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the north-east and south west side walls of the extensions.

Reason: *To prevent overlooking and to comply with saved 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.