Adur District Council

Planning, Regeneration and Wellbeing

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 (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/1142/13

Details of Development
EXTENSION TO EXISTING BALCONY TO FRONT (SOUTH) ELEVATION.

Location of Development
139 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HL

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 13th September 2013.

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
14/10/2013

Ref: AWDM/1142/13

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

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 received 13 September 2013:-

    Drawing Nos. 02 and 04

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

03. The balcony hereby permitted shall not be used unless and until the obscure-glazed screen at the east side of the balcony has been installed in accordance with the approved plans. The screen so installed shall be retained at all times thereafter.

    Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan and the planning principles set out in the National Planning Policy Framework.*

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.