Adur District Council

Planning, Regeneration and Wellbeing

Mr Alistair Dodd
ADC Ltd
72A Beaconsfied Road
Brighton
East Sussex
BN1 6DD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0498/13

Details of Development
APPLICATION FOR VARIATION OF CONDITION 5 OF AWDM/0708/12 TO ALTER WINDOWS ON EAST AND WEST SIDE ELEVATIONS

Location of Development
144 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 23rd April 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
07/06/2013

ADUR DISTRICT COUNCIL
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Ref: AWDM/0498/13

SCHEDULE

Reasons for Granting Permission

01. The alterations to the windows do not detract from the appearance of the new dwelling, or the local environment and have taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. The alterations consequently do 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. Within three months of the date of this permission the existing first floor windows shall be fixed shut as identified on drawing no. ADC475/10 Rev A and in accordance with the details included in the email from Alistair Dodd received 29 May 2013. Those windows shall thereafter remain fixed shut and obscure glazed.

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

02. The development hereby approved shall be completed in accordance with the schedule of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed buildings previously approved under application reference AWDM/0876/11 unless otherwise agreed in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with saved policies AG1 and AH2 of the Adur District Local Plan.*

03. The approved roof terraces shall not be used until the obscure-glazed screens, previously approved under application reference AWDM/0876/11, have been erected. The screens shall thereafter be retained.

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

04. This permission relates to the following approved plans:-

Drawing No. ADC475/10 Rev A (Side Elevations as built) received:	24 May 2013
and the plans approved under application reference AWDM/0708/12, namely:-	
Drawing No TA599/P01 Rev D (Block _ Site Location Plans) received:	7 June 2012
Drawing No TA599/P10 Rev F (Proposed Site Layout) received:	26 June 2012
Drawing No TA599/P11 Rev B (Proposed Ground Floor Plan) received:	7 June 2012
Drawing No TA599/P12 Rev E (Proposed Upper Floor Plans) received:	7 June 2012
Drawing No TA599/P13 Rev D (Proposed Front Elevation) received:	7 June 2012
Drawing No TA599/P15 Rev C (Proposed Rear Elevation) received:	7 June 2012
Drawing No TA599/P17 Rev B (Proposed Section AA) received:	7 June 2012
Drawing No TA599/P18 Rev D (Proposed Section BB) received:	7 June 2012
Drawing No TA599/P19 Rev D (Proposed Street Scene) received:	7 June 2012

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.