Adur District Council

Planning, Regeneration and Wellbeing

Mrs Claire Pyant
Deacon and Richardson Architects
253 Ditchling Road
Brighton
East Sussex
BN1 6JD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1079/14

Details of Development
EXTENSION OF EXISTING REAR DORMER TO FULL WIDTH OF ROOF

Location of Development
14 MILL HILL CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 5TP

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 11th August 2014.

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
03/10/2014

Ref: AWDM/1079/14

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:-

    Title: Location Plan, Drawing No. 3503.EXG.02, Received on 11th August 2014.
    Title: Existing Floor Plans, Drawing No. 3503.EXG.01 Rev A, Received on 11th August 2014.
    Title: Existing Elevations & Section Plan, Drawing No. 3503.EXG.02 Rev A, Received on 11th August 2014.
    Title: Proposed Plans, Elevations & Section, Drawing No. 3503.PL.01 Rev A, Received on 11th August 2014.
    Title: Proposed Block Plan, Existing & Proposed Roof Plan & Elevations, Drawing No. 3503.PL.02 Rev A, Received on 11th August 2014.

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

03. The materials and finishes of the external walls and roofs of the dormer extension hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing rear dormer extension.

    Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur Local Plan 1996.*

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the westerly side wall of the dormer extension.

    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.