Adur District Council

Planning, Regeneration and Wellbeing

John Wright
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Worthing
West Sussex
BN11 2PN

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0230/12

Details of Development
FRONT DORMER ROOF EXTENSION AND REAR SINGLE STOREY EXTENSION

Location of Development
1 DOWNSIDE CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 6AF

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 March 2012.

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
05/04/2012

PTO

SCHEDULE

Reasons for Granting Permission

01. The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with the saved policies of the Adur District Local Plan (AG1 and AH7) and the South East Plan (CC1, CC6, BE1).

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 Title Location Plan Date received 01-03-2012
    Drawing No JW/12/014 Title REAR EXTENSION AND LOFT CONVERSION Date received 01-03-2012

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

03. The external materials and finishes of the walls and roofs of the extensions hereby permitted shall 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.*

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 east side wall of the extensions hereby permitted.

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

PTO

Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.