Adur District Council

Planning, Regeneration and Wellbeing

Mr Andrew Page
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18 Middleton Avenue
Hove
East Sussex
BN3 4PJ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0663/12

Details of Development
CONSTRUCTION OF A SINGLE STOREY REAR/SIDE EXTENSION AND CONSERVATORY TO FORM ANNEXE, ROOF EXTENSION INCLUDING INCREASING RIDGE HEIGHT BY 0.3M, REAR DORMER EXTENSION AND RAISING EAVES/PITCH AT REAR.

Location of Development
6 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 2nd August 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
17/09/2012

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ADUR DISTRICT COUNCIL
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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 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 No: 03 entitled 'Building as Existing' deposited 2 August 2012
    Drawing No:04 Rev D entitled 'Building as Proposed Floor Plans Roof Plan' deposited 2 August 2012
    Drawing No:05 Rev E entitled 'Building as Proposed Elevations and Sections' deposited 2 August 2012
    Drawing No:06 entitled 'Site Location Plan Block Plan' deposited 2 August 2012

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

03. The external walls and roofs of the extensions and alterations hereby permitted shall, prior to commencement of use of the extensions, 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. A 2 metre high screen fence shall be installed adjacent to the shared driveway in accordance with the approved plans prior to the commencement of the use of the conservatory, or within such extended period as may be agreed in writing with the Local Planning Authority.

    Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

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05. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling.

Reason: *In the interests of residential amenity having regard to saved policies AH2 and AH7 of the Adur District Local Plan.*

06. If, during development, any visibly 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, unless otherwise agreed in writing with the Local Planning Authority, no further development 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 is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety.*