Adur District Council

Planning, Regeneration and Wellbeing

Ms Sarah Kemp
Eskay Architects
62 Parkside
Shoreham-By-Sea
West Sussex
BN43 6HA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0115/13

Details of Development
SINGLE STOREY PITCHED ROOF FRONT, SIDE, AND REAR EXTENSIONS. (REVISED PROPOSAL).

Location of Development
39 HAWKINS ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6TH

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 21st February 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
28/05/2013

ADUR DISTRICT COUNCIL
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Ref: AWDM/0115/13

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 National Planning Policy Framework and Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: No.3 'Extensions and Alterations to Dwellings'

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: CE 10 C	Title: Location and Block Plan	Date received: 21/2/13
Drawing No: CE 02 D	Title: Proposed Plans	Date received: 1/5/13
Drawing No: CE 03 F	Title: Proposed Elevations	Date received: 1/5/13

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

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

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

04. The south side utility window shall be obscurely glazed and fixed shut on installation and retained as such in perpetuity.

    Reason: *To avoid a loss of privacy to No. 43 Hawkins Road having regard to saved policy AH7 of the Adur local plan.*

05. The north facing side lights of the conservatory shall be obscurely glazed and fixed shut on installation and retained as such in perpetuity.

    Reason: *To avoid a loss of privacy to No. 37 Hawkins Road having regard to saved policy AH7 of the Adur Local Plan.*

06. 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 (other than as hereby approved) shall be formed in the side wall of the extension to the south side of the building.

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 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.

02. Precautionary land contamination

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.