Adur District Council

Planning, Regeneration and Wellbeing

Jon Andrews
Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
Pulborough
RH20 2RF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0717/12

Details of Development
TWO STOREY REAR EXTENSION, ROOFLIGHT ON WESTERN SIDE OF EXISTING ROOF SLOPE AND FIRST FLOOR WINDOW ON EASTERN SIDE OF ORIGINAL BUILDING

Location of Development
8 ST JULIANS LANE SHOREHAM-BY-SEA WEST SUSSEX BN43 6YS

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 18th June 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
20/08/2012

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 policies of the Adur District Local Plan (AG1, AH7).

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 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 BE1 of the Worthing Local Plan and policy 16 of the Worthing Submission Core Strategy / saved policy AH7 of the Adur District Local Plan.*

03. Permission relates to approved plans: Drawing no. 477/01 Rev A received 18th June 2012

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

04. If during excavation for the foundations of the development hereby permitted any tree roots larger than 5mm in diameter are found then no further development shall be carried out until the Local Planning Authority has been informed and a Method Statement detailing how the roots are to be protected has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved Method Statement.

Reason: *To safeguard the future health and well-being of the neighbouring tree at 10 St Julians Lane.*

05. The proposed first-floor window in the east elevation and the proposed rooflight window in the west elevation of the existing dwelling shall at all times be glazed with obscured glass.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District 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 shall be formed in the side walls or roofslopes of the extension.

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

Informatives / Notes to Applicant

01. 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.