Adur District Council

Planning, Regeneration and Wellbeing

Stephen Bromley Associates Limited
5 West Street
Shoreham-by-Sea
West Sussex
BN43 5WV

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/0204/14

Details of Development
**ROOMS IN ROOF WITH REAR EXTENSION AND INCREASE TO RIDGE HEIGHT**

Location of Development
**231 HARBOUR WAY SHOREHAM-BY-SEA WEST SUSSEX BN43 5HZ**

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 February 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
27/03/2014

ADUR DISTRICT COUNCIL
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**Ref: AWDM/0204/14**

## 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 National Planning Policy Framework

**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:-

OS Mastermap titled 231 Harbour Way date valid 18-02-2014
Drawing titled A4 1-500 date valid 18-02-2014
Drawing No. 10169-1A titled Proposed Extension date valid 18-02-2014

**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 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 balcony hereby approved shall not be brought in to use until obscure-glazed screens have been installed on both sides of the proposed balcony which shall thereafter be retained.

**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.