Adur District Council

Development Management

Mr Iain Port
28 Woodards View
Shoreham-By-Sea
West Sussex
BN43 5LH

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0447/15

Details of Development
PITCHED ROOF DORMER WINDOW TO EAST ROOFSLOPE, GROUND FLOOR INFILL EXTENSION ON FRONT (NORTH) ELEVATION AND INSTALLATION OF SOLAR PANELS ON FLAT ROOF OF EXISTING REAR EXTENSION (PROPOSED REAR CONSERVATORY AND SOLAR PANELS ON EXISTING PITCHED ROOF AT REAR TO BE CONSTRUCTED AS PERMITTED DEVELOPMENT).

Location of Development
28 WOODARDS VIEW SHOREHAM-BY-SEA WEST SUSSEX BN43 5LH

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 28th May 2015.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
17/12/2015

PTO

Adur District Council
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SCHEDULE

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 dormer window hereby permitted shall be fitted with obscured glazing at all times and shall be non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed); the west facing rooflight shall be obscure glazed and shall open on a central pivot only. The base of the rooflight shall be a minimum height of 1.7 metres above the finished internal floor level of the bathroom. Neither window shall subsequently be altered in any way.

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

03. The development hereby permitted shall be carried out in accordance with the following approved drawings: -

    East elevation and roof plan received 20 November 2015
    North and South elevation received 20 November 2015
    West Elevation received 20 November 2015
    Location and Block Plans received 28 May 2015

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

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. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

PTO

03. The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.