ADUR DISTRICT COUNCIL

Mr Keith Lawton
KEL Building Advisor Ltd
11 Dale View
Hove
BN3 8LA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/2106/21

Details of Development
FIRST FLOOR EXTENSION TO FORM TWO STOREY DWELLING WITH ROOMS IN THE ROOF; NEW PART HIPPED ROOF WITH ROOF LIGHTS TO FRONT AND REAR; SINGLE STOREY REAR EXTENSION (RESUBMISSION OF AWDM/0208/21; AMENDMENT: PROPOSED ROOF TILES AND EXTERNAL WINDOWS AND DOORS TO BE ANTHRACITE GREY)

Location of Development
381 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5NF

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 November 2021.

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
20/12/2021

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PROPOSED SOUTH & EAST ELEVATIONS	004 C	18.11.2021
PHOTO EXISTING & PROPOSED	011	18.11.2021
VELUX ATRIA	007	18.11.2021
EXISTING SITE & LOCATION PLAN	008 A	18.11.2021
PROPOSED SITE & LOCATION PLAN	009 A	18.11.2021
PROPOSED 2ND FLOOR LAYOUT & ROOF	006	18.11.2021
EXISTING ELEVATIONS	001 A	18.11.2021
EXISTING PLANS	002	18.11.2021
PROPOSED GROUND & 1ST FLOOR PLANS	005 A	18.11.2021
PROPOSED NORTH & WEST ELEVATIONS	003 C	18.11.2021

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

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 with anthracite roof tiles, white render, Siberian larch timber cladding and anthracite grey uPVC doors and windows unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

03. No work for the implementation of the development hereby permitted shall be undertaken on the site other than between the hours of 8am and 6pm Mondays-Fridays and 8.30am and 1pm on Saturdays. There shall be no working on Sundays or Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policies 15 and 34 of the Adur Local Plan.*

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, as amended, (or any order revoking and re-enacting that Order with or without modification), the dwelling shall not be further

extended or altered by means of any development as set out within Classes A, AA and B of Part 1 of the Schedule to that Order.

Reason: *In the interests of amenity and the environment having regard to the nature of the site and policy 15 of the Adur Local Plan.*

05. The new kitchen and shower room windows in the east and west side elevation of the dwelling house shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

06. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no part of the roof of the extension hereby permitted shall be converted into or used as a balcony or terrace nor shall any access be formed thereto.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

07. The Construction Management Statement approved under AWDM/0822/21 received 5th May 2021 shall be complied with at all times throughout the course of the development until completion of works unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interest of residential amenity and Highway safety and to accord with Policies 15, 28 and 34 of the Adur 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.

Ref: AWDM/2106/21

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).