Adur District Council

Planning, Regeneration and Wellbeing

Mr David Bennett
David Bennett Architects
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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1062/11

Details of Development
SINGLE-STOREY REAR EXTENSION, FIRST-FLOOR FRONT EXTENSION OVER GARAGE WITH PORCH AND LOBBY INFILL UNDER EXISTING ROOF OVERHANG ON WEST SIDE, PLUS NEW PITCHED ROOF OVER FRONT OF GARAGE

Location of Development
65 BEACH GREEN SHOREHAM-BY-SEA WEST SUSSEX BN43 5YE

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 13th December 2011.

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
30/05/2012

PTO

ADUR DISTRICT COUNCIL
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Ref: AWDM/1062/11

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 AH7 of the Adur District Local Plan.*

03. 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 east side wall of the extension.

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

04. This permission relates to the following approved plans received 4 May 2012:-

    Drawing No. 11120 (Block Plan)
    Drawing No. 11120/16/E (Existing and Proposed Roof Plans)
    Drawing No. 11120/17/C (Alternative Ground Floor Plan)
    Drawing No. 11120/20/C (Alternative First Floor Plan)
    Drawing No. 11120/21/E (Alternative Elevations)

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