Adur District Council

## Development Management

Roy C King
361 Upper Shoreham Road
Shoreham-by-Sea
West Sussex
BN43 5NB

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/0609/15

Details of Development
**REMOVAL OF SINGLE STOREY SIDE EXTENSION AND CONSTRUCTION OF 2 STOREY SIDE EXTENSION (PREVIOUSLY APPROVED UNDER ADC/0164/10)**

Location of Development
**81 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HA**

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 8th June 2015.

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

GPeck

Gary Peck
Planning Services Manager
18/08/2015

Adur District Council
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**Ref: AWDM/0609/15**

**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 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. The development hereby permitted shall be carried out in accordance with the following approved plans: - Drawing no. 11,429/A - received 8th June 2015
Drawing no. 11,549A - received 8th June 2015.

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

04. Works shall not commence until the existing single storey extension has been demolished and all debris removed from the site.

**Reason:** *In the interests of residential and visual amenity and to accord with Policy AH7 of the Adur District Local Plan.*

05. The windows in the eastern elevation of the extension hereby permitted shall be fixed shut and fitted with obscured glazing and shall be permanently retained in that condition thereafter.

**Reason:** *To safeguard the residential amenities of the adjacent occupiers and to avoid overlooking to accord with 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.