Adur District Council

Planning, Regeneration and Wellbeing

Mrs Carol Grant
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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/1143/13

Details of Development
ERECTION OF REPLACEMENT DWELLING (IN PLACE OF REMODELLING OF EXISTING HOUSE PREVIOUSLY APPROVED UNDER REFERENCE ADC/0502/10)

Location of Development
98 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HB

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 19th September 2013.

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
06/12/2013

ADUR DISTRICT COUNCIL

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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 shall be carried out in accordance with the approved schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building received 25 March 2013 unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policy AG1 or AH2 of the Adur District Local Plan.*

03. The privacy screens to the proposed windows and balconies shall be in accordance with the previously approved details received 15 April 2013 unless otherwise approved in writing by the local planning authority. The balconies and rooms to be served by the screened windows shall not be brought into use until the screens have been erected in accordance with the approved details and the screens shall thereafter be retained at all times.

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

04. All side windows shall at all times be glazed with obscure glass and be 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 saved policy AH7 of the Adur District Local Plan.*

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05. 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), the proposed dwelling shall not be extended or altered by means of any development as set out within Classes A, B, C, D and E 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 saved policy AH2 of the Adur District Local Plan.*

06. This permission relates to the following approved plans received 27 November 2013:-

Elevations and Floor Plans

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

07. The height of the dwelling hereby approved shall not exceed 9.1m above existing ground level.

Reason: *For the avoidance of doubt and in the interests of visual and residential amenity having regard to saved policy AH7 of the Adur District Local Plan and the policies of the National Planning Policy Framework.*

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.