Adur District Council

Planning, Regeneration and Wellbeing

Mr Stuart Wickham
sdr Designs
14 Batemans Road
Woodingdean
Brighton
East Sussex
BN2 6RD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0033/13

Details of Development
REMOVAL OF EXISTING METAL RAILINGS TO EAST PART OF REAR FLAT ROOF AREA AND INSTALLATION OF TIMBER TRELLIS TO BOTH SIDES OUTSIDE MASTER BEDROOM WITH METAL/GLASS RAILINGS TO FRONT OF NEW TERRACE

Location of Development
24 ROMAN CRESCENT SOUTHWICK BRIGHTON WEST SUSSEX BN42 4TY

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 11th January 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
22/03/2013

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. Subject to the conditions of planning permission, the proposed development would not detract from the character or appearance of the dwelling or the Southwick Conservation Area in which it is located 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 South East Plan (CC1, CC6, BE1, BE6)

Conditions

01. The trellis screening shall consist of stained and treated oak-coloured timber trellis fencing 1700mm high (as measured from the floor of the terrace/balcony) with square pattern apertures no larger than 40mm square, with timber posts and a 50mm top rail.

Reason: *To ensure a satisfactory appearance and to safeguard the character and appearance of the Conservation Area.*

02. The proposed alterations including the erection of the approved privacy screens and the removal of the existing unauthorised glass/metal screens on the east side of the roof of the rear extension shall be completed within 2 months of the date of this decision. No part of the flat roof of the extension shall be used as a balcony/terrace or sitting out area unless and until the privacy screens enclosing the east and west sides have been erected in accordance with condition 1 of this permission and the existing glass/metal screens on the east part of the flat roof have been removed. Thereafter, the privacy screens shall be retained at all times in connection with the use of the balcony/terrace or sitting out area.

Reason: *To safeguard the privacy of the occupiers of neighbouring properties*

03. The privacy screen on the west side of the balcony/terrace/sitting out area shall be positioned inside the existing parapet wall.

Reason: *For the avoidance of doubt.*

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

Site Location Plan Date Valid 11th Jan 2013
Block Plan - Proposed Roof Terrace Date Valid 11th January 2013
Drawing 1292012/01 Date Valid 11th January 2013

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

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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.