Adur District Council

Development Management

Mr Liam Russell
Liam Russell Architects Ltd
24 Windlesham Road
Brighton
East Sussex
BN1 3AG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1449/15

Details of Development
SINGLE STOREY REAR INFILL EXTENSION

Location of Development
28 QUEENS PLACE SHOREHAM-BY-SEA WEST SUSSEX BN43 5AA

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 6th October 2015.

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
01/12/2015

PTO

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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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 walls, tiled roof and glazing framework of the extension and alterations hereby approved shall be completed in matching painted render, reclaimed slate, and timber respectively as detailed in the approved plans prior to commencement of use of the extension, unless otherwise agreed in writing with 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 number 1330-PA-001 entitled 'Existing Plans' deposited 6 October 2015
    Drawing number 1330-PA-002 entitled 'Existing Plans' deposited 6 October 2015
    Drawing number 1330-PA-003 entitled 'Existing Rear Elevation + Section A-A' deposited 6 October 2015
    Drawing number 1330 -PA-020 Rev A entitled 'Proposed Elevation and Materials' deposited 11 November 2015
    Drawing number 1330-PA-020 Rev A entitled 'Proposed Plans' deposited 11 November 2015
    Drawing number 1330-PA-021 Rev entitled 'Proposed Sections A, B and C' deposited 11 November 2015

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.