Adur District Council

Planning, Regeneration and Wellbeing

Mr Liam Russell
Liam Russell Architects Ltd
3 Broad Reach Mews
Ropetackle
Shoreham-By-Sea
West Sussex
BN43 5EY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1534/13

Details of Development
TWO STOREY SIDE AND REAR EXTENSIONS INCLUDING LOFT CONVERSION WITH REAR DORMER (RESUBMISSION OF AWDM/0218/13) WITH ENLARGED SINGLE STOREY REAR EXTENSION.

Location of Development
273 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6BB

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 December 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
07/01/2014

ADUR DISTRICT COUNCIL
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Ref: AWDM/1534/13

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 hereby permitted shall be carried out in accordance with the following approved plans received 6 December 2013:-

    Drawing No. 0911-PA-001 titled Existing Ordnance Maps
    Drawing No. 0911-PA-010 titled Proposed Ground + First Floor Plans
    Drawing No. 0911-PA-011 titled Proposed Loft + Roof Plans
    Drawing No. 0911-PA-020 titled Proposed Elevations

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

03. The external materials and finishes of the development hereby permitted shall 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.*

04. 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 (other than as hereby approved) shall be formed in the the side elevations of the development hereby permitted.

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

05. The first floor bathroom window in the east elevation of the development hereby permitted shall at all times be obscure-glazed in its entirety and non-opening except that part which is above 1.7 metres above the floor of the room in which the window is installed, and it 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.*

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.