Adur District Council

Planning, Regeneration and Wellbeing

Mr Robert Foster
Stile Cottage
The Street
Rodmell
Lewes
BN7 3HH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0516/12

Details of Development
FRONT DORMER AND SINGLE STOREY REAR EXTENSION

Location of Development
25 NEW BARN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6HN

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 May 2012.

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
14/06/2012

ADUR DISTRICT COUNCIL
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Ref: AWDM/0516/12

SCHEDULE

Reasons for Granting Permission

01. The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and the South East Plan (CC1, CC6, BE1).

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:-

Drawing Titled: OS Sitemap 6 of 7 Dated and deposited: 08-05-2012
Drawing Titled: ADD. PLAN3 Dated and deposited: 08-05-2012
Drawing Titled: PROPOSED FLOOR PLAN REV A 5 0f 7 Dated and deposited: 14-06-2012
Drawing Titled: REAR ELEVATION (PROPOSAL) 3 of 7 Dated and deposited: 08-05-2012
Drawing Titled: FRONT ELEVATION (PROPOSAL) REVISED Dated and deposited: 11-06-2012
Drawing Titled: SIDE ELEVATION (PROPOSAL) REV A 3 of 7 REVISED Dated and deposited: 14-06-2012
Drawing Titled: PROPOSED ROOF EXTENSION ADD. PLAN 2 Dated and deposited: 08-05-2012
Drawing Titled: ROOF PLAN (PROPOSED) 4 of 7 Dated and deposited: 08-05-2012

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 shall be formed in the side walls of the rear extension hereby permitted.

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

Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

02. No determination under this application has been made on the proposed rear dormer or hip-to-gable roof extension. If the applicant requires formal determination that the proposals in respect of the rear dormer and hip-to-gable roof extension constitute permitted development it will be necessary to apply for a lawful development certificate for a proposed development.