Adur District Council

Development Management

Mr Max Tanner
M J J Tanner Ltd
30 Woodlands Park
Main Road
Yapton
BN16 1DA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0151/15

Details of Development
PROPOSED CONSERVATORY TO REAR (WEST) ELEVATION.

Location of Development
14 FOWEY CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 5HE

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 March 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
24/04/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

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

Drawing No. 958-1 A, Title: Location Plan, Block Plan, Existing Ground Floor Plan, Elevations and Section, Date received: 6th March 2015.
Drawing No. 958-3 A, Title: Proposed Floor Plan & Elevations, Date received: 6th March 2015.

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

03. The external wall finish of the conservatory hereby permitted shall, prior to commencement of its use, be completed to match that of the existing dwelling.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

04. The high level windows in the northerly side elevation of the conservatory hereby permitted shall be non-opening 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.*

Informatives / Notes to Applicant

01. The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.

02. 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.