Adur District Council

Planning, Regeneration and Wellbeing

Mr Fergus Carr
Turner Associates
19A Wilbury Avenue
Hove
East Sussex
BN3 6HS

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0708/12

Details of Development
DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF REPLACEMENT THREE STOREY FLAT ROOFED CONTEMPORARY DWELLING AND DETACHED FLAT ROOFED DOUBLE GARAGE IN FRONT GARDEN (IN PLACE OF REMODELLING OF EXISTING HOUSE PREVIOUSLY APPROVED UNDER REFERENCE AWDM/0876/11)

Location of Development
144 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HL

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 7th June 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
05/07/2012

ADUR DISTRICT COUNCIL

Adur District Council, Planning Services, Portland House,
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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 policies of the Adur District Local Plan (AG1, AH2, AH7) or the policies of 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 approved shall be completed in accordance with the schedule of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed buildings previously approved under application reference AWDM/0876/11 unless otherwise agreed in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policies AG1 and AH2 of the Adur District Local Plan.*

03. The glazing in the east and west side elevations of the dwelling hereby permitted shall at all times be of obscured glass and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed).

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

04. The approved roof terraces shall not be used until the obscure-glazed screens, previously approved under application reference AWDM/0876/11, have been erected. The screens shall thereafter be retained.

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

05. This permission relates to the following approved plans:-

Drawing No TA599/P01 Rev D (Block _ Site Location Plans) received 7 June 2012
Drawing No TA599/P10 Rev F (Proposed Site Layout) received 26 June 2012
Drawing No TA599/P11 Rev B (Proposed Ground Floor Plan) received 7 June 2012
Drawing No TA599/P12 Rev E (Proposed Upper Floor Plans) received 7 June 2012
Drawing No TA599/P13 Rev D (Proposed Front Elevation) received 7 June 2012
Drawing No TA599/P14 Rev D (Proposed West Elevation) received 7 June 2012
Drawing No TA599/P15 Rev C (Proposed Rear Elevation) received 7 June 2012
Drawing No TA599/P16 Rev D(Proposed East Elevation) received 7 June 2012
Drawing No TA599/P17 Rev B (Proposed Section AA) received 7 June 2012
Drawing No TA599/P18 Rev D (Proposed Section BB) received 7 June 2012
Drawing No TA599/P19 Rev D (Proposed Street Scene) received 7 June 2012

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

Informatives / Notes to Applicant

01. Precautionary land contamination

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.