Adur District Council

Planning, Regeneration and Wellbeing

Mr Dereck Wade
DW Planning
59 Sadlers Way
Ringmer
Lewes
East Sussex
BN8 5HG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0185/14

Details of Development
TWO-STOREY/SINGLE-STOREY SIDE EXTENSION, INCLUDING DEMOLITION/RE-SITING OF EXISTING DETACHED GARAGE AND EXISTING GREENHOUSE

Location of Development
THE WALLED GARDEN 21 MIDDLE STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DP

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 24th February 2014.

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
02/05/2014

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ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the character or appearance of the Conservation Area 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, AB4, AB6, AB25, AB26, AH7) or the NPPF.

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:13154/01 REV I Site Location, Block Plan, Roof Plan, Floor Plans as Existing and Proposed Date valid: 24 Feb 2014
    Drawing No:13154/02 REV J Elevations as Existing and Proposed Date received: 24 April 2014
    Drawing No: 120106-01 Boundary and OGL Survey Date received: 24 April 2014

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

03. The external materials and finishes of the extension hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, 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. The windows of the proposed extension shall match in all respects those of the existing dwelling.

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

05. The first-floor window in the front (north) elevation of the extension hereby permitted shall at all times be glazed with obscured glass.

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

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06. 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 at first-floor in the east side wall of the extension.

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

07. 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 side walls or any roofslope of the garage building.

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

08. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling.

    Reason: *In the interests of residential amenity having regard to saved policies AH7 of the Adur District Local Plan.*

09. The re-located garage building hereby permitted shall only be used for garaging/storage purposes incidental to the enjoyment of the existing dwellinghouse and shall not be used as habitable or primary living accommodation at any time.

    Reason: *In the interests of residential amenity having regard to saved policy AH7 of the Adur District Local Plan.*

10. No development, including site works of any description, shall take place on the site unless and until the nearby preserved trees and the other trees shown on the approved plan as being retained on the site have been protected in accordance with an arboricultural statement and tree protection plan (to include protection measures during and after construction and any construction exclusion zones) in accordance with BS5837:2005 which shall have been submitted to and approved in writing by the local planning authority and shall include any proposal for pruning or other preventative works. Within the areas so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without he prior written approval of the Local Planning Authority. If any excavations are required in the fenced off areas they shall be undertaken and backfilled only by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.

    Reason: *To protect the trees from damage and to comply with saved policy AB25 of the Adur District Local Plan.*

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11. The applicant shall, during the next planting season following first occupation of the extension hereby permitted, plant 2 replacement trees of a species and maturity and in a position to be approved in writing by the Local Planning Authority and, in the event that either or both trees die within five years following such planting, shall be replaced by a similar tree in a similar position during the next planting season.

    Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with saved policy AB26 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.