Adur District Council

Planning, Regeneration and Wellbeing

Mr Rex Adams
RJA Planning And Building Consultants Ltd
16 Greenacres
Shoreham-By-Sea
BN43 5WY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0506/13

Details of Development
REPLACEMENT ROOF OVER EXISTING REAR EXTENSION AND ALTERATIONS TO BAY WINDOW IN WEST ELEVATION OF EXTENSION.

Location of Development
RIVINGTON THE STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5NJ

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 25th April 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
28/05/2013

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment including 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 Local Plan AG1, AH7, AB4 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:-

    Drawing No. 13428-Loc titled Location & Block Plans date valid: 25-04-2013
    Drawing No. 13428-01 titled Proposed Floor Plans & Elevations date valid: 25-04-2013

    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.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.