Adur District Council

Planning, Regeneration and Wellbeing

Mr Andrew Morgan
44 Fairfield Close
Shoreham-By-Sea
West Sussex
BN43 6BH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0148/14

Details of Development
SINGLE STOREY SIDE EXTENSION WITH PITCHED ROOF

Location of Development
44 FAIRFIELD CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 6BH

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 1st April 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
09/05/2014

ADUR DISTRICT COUNCIL

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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 'saved' policies of the Adur Local Plan (AG1, AH7).

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 external materials and finishes of the development 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 Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7.*

03. 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 east side wall of the extension.

    Reason: *In the interests of residential amenity and to accord with policy AH7 of the Adur District Local Plan.*

04. The development shall be carried out in accordance with the following approved plans: location plan, block plan and unnumbered existing and proposed drawings received 01/04/14.

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application. 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.