Adur District Council

Planning, Regeneration and Wellbeing

Mr Clive Hawkins
Clive Hawkins Architects Ltd
114 Mackie Avenue
Brighton
East Sussex
BN1 8RD

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/0642/13

Details of Development
**FIRST FLOOR REAR EXTENSION ABOVE EXISTING GROUND FLOOR EXTENSION**

Location of Development
**219 OLD SHOREHAM ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4LS**

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 29th May 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
04/07/2013

## SCHEDULE

**Reasons for Granting Permission**

01. The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the planning policies set out in 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 titled OS Map date valid 29-05-2013
    Drawing No. 02 Rev B titled Plans Existing & Proposed date received 02-07-2013
    Drawing No. 01 Rev C titled Proposed & Existing Elevations date received 02-07-2013

    **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.*

04. 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 at first floor and above
    in the side elevations of the extension.

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

05. The window in the west side elevation of the extension hereby permitted shall at all times be obscure-glazed in its entirety and non-opening except that part which is above 1.7 metres above the floor of the room in which the window is installed, and it 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 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.