Adur District Council

Planning, Regeneration and Wellbeing

Philip Clay
Byways
Castle Lane
Bramber
Steyning
West Sussex
BN44 3FB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1576/14

Details of Development
DEMOLITION OF EXISTING GARAGE, RECONSTRUCTION OF SAME WITH FIRST FLOOR EXTENSION OVER WITH PITCHED ROOF, AND GROUND FLOOR EXTENSION TO FRONT PORCH

Location of Development
42 KINGS WALK SHOREHAM-BY-SEA WEST SUSSEX BN43 5LG

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 11th November 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
08/01/2015

ADUR DISTRICT COUNCIL
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SCHEDULE

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:-

    Title: Location Plan, Drawing No. 1976/3 Received on 11th November 2014.
    Title: Block Plan, Drawing No. 1976/4 Received on 11th November 2014.
    Title: Existing Elevations, Drawing No. 1976/3 Received on 11th November 2014.
    Title: Floor Plans & Sections as Existing, Drawing No. 1976/5 Received on 11th November 2014.
    Title: Elevations as Proposed, Drawing No. 1976/10 Received on 18th November 2014.
    Title: Floor Plans & Sections as Proposed, Drawing No. 1976/11 Received on 18th November 2014.

    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, 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. 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 rear (north west) or side (north east) walls of the extension.

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

05. The windows in the rear (north west) and side (north east) elevations of the extension hereby permitted shall at all times be obscure-glazed 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 they 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.*

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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.