Adur District Council

Planning, Regeneration and Wellbeing

Mr Jonathan Sewell-Rutter
Dwell Architecture & Design Limited
The Old Post Office
Lewes Road
Scaynes Hill
Haywards Hath
West Sussex
RH17 7PG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1153/13

Details of Development
REPLACEMENT SUN ROOM WITH BALCONY ABOVE TO REAR WITH EXTERNAL STAIRCASE

Location of Development
32 BEACH ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5LJ

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 3rd September 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
24/10/2013

PTO

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 District Local Plan (AG1, AH7) 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 brickwork of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match that of the existing building.

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

03. The glazed panel on the west side of the balcony hereby permitted shall be fitted with obscure-glazing up to 1.7 metres above the floor level of the roof terrace before the balcony is first brought into use 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.*

04. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing 1119SI 01 entitled 'Site Location and Block Plans' deposited 3 September 2013
    Drawing number r931-m793 entitled 'Site Survey' deposited 3 September 2013
    Drawing number M793 Sheet 3 entitled 'Building Survey First Floor' deposited 3 September 2013
    Drawing number M793 Sheet 4 entitled 'Elevations' deposited 3 September 2013
    Drawing number 1119 GA 10 Rev B entitled 'Proposed Ground & First Floor Plans' deposited 3 September 2013
    Drawing number 1119 GA 11 Rev B entitled 'Proposed North & South Elevations' deposited 3 September 2013
    Drawing number 1119 GA 12 Rev B entitled 'Proposed East & West Elevations' deposited 3 September 2013

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

PTO

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.