Adur District Council

Planning, Regeneration and Wellbeing

Mr Alan Wood
75 Westbourne Street
Hove
East Sussex
BN3 5PF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0875/11

Details of Development
ENLARGEMENT OF BUNGALOW TO FORM 2 STOREY HOUSE (AMENDMENT TO ADC/0329/10 INCLUDING ALTERATIONS TO FRONT GROUND FLOOR EXTENSION, NEW FRONT TERRACE AT GROUND FLOOR AND ADDITIONAL ROOFLIGHTS TO EAST AND WEST SIDE ROOFSLOPES)

Location of Development
7 THE AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 5GJ

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 31st October 2011.

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
11/01/2012

PTO

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

Ref: AWDM/0875/11

SCHEDULE

Reasons for Granting Permission

01. The alterations and additions do not detract from the local environment and have taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. They consequently do not conflict with the policies of the Adur District Local Plan (AG1, AH7)

Conditions

01. The front terrace shall not be brought into use until details of the screen to be placed around its edge have been submitted to and approved in writing by the local planning authority and installed in accordance with the approved details.

    Reason: *In the interests of amenity having regard to saved policies AG1 and AH7 of the Adur District Local Plan.*

02. The glazing in the eastern side elevation of the dwelling shall at all times be of obscured glass and fixed to be permanently non-openable with the exception of a small top hung opening light in the ground floor W.C window

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

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 shall be formed in the east or west side walls of the building without the prior permission of the Local Planning Authority on an application in that behalf.

    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:-

    Location Plan and Block Plan - received 31 October 2011
    Section through rooflight window – received 22 November 2011
    Drawing no. 3D (Floor Plans) – received 22 November 2011
    Drawing no. 4B (Elevations) - received 22 November 2011

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