Adur District Council

Development Management

Mrs Claire Haigh
Clair Haigh Associates Limited
9 Kenton Road
Hove
East Sussex
BN3 4PG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0098/15

Details of Development
SINGLE STOREY FRONT EXTENSION

Location of Development
CHE BAR ADUR ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5NP

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 28th January 2015.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
17/03/2015

PTO

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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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:-

    Drawing No. CH 662/001, Title Location Plan & Proposed Block Plan, Date received: 28th January 2015
    Drawing No. CH 662/002, Title Existing Ground Floor & First Floor Plans, Date received: 28th January 2015
    Drawing No. CH 662/003, Title Existing Elevations & Section, Date received: 28th January 2015
    Drawing No. CH 662/004, Title Proposed Ground Floor & First Floor Plans, Date received: 28th January 2015
    Drawing No. CH 662/005 Rev A, Title Proposed Elevations & Section, Date received: 20th February 2015

    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. Any excavations to be undertaken in conjunction with the construction of the proposed extension shall be carried out strictly via a 'hand dig' technique and not by the use of any mechanical plant or equipment.

    Reason: *To protect the roots of the preserved tree from damage and the likely loss of the tree and to comply with saved policy AB25 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.