Adur District Council

Planning, Regeneration and Wellbeing

Paul Trussler
44 Firle Road
Lancing
West Sussex
BN15 0NZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0583/11

Details of Development
EXTENSIONS AND ALTERATIONS TO REMODEL THE HOUSE AS A THREE-STOREY FLAT-ROOFED HOUSE (INCLUDING GROUNDFLOOR FRONT WING WITH DOUBLE GARAGE AND EXTERNAL STAIRS ON WEST SIDE TO REAR BALCONY)

Location of Development
88 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HB

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 25th August 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
09/11/2011

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

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 policies of the Adur District Local Plan (AG1, AH7).

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. No development shall be carried out unless and until a schedule and sample of materials and finishes to be used for the external walls (including panels) of the dwelling has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

    Reason: *In the interests of visual amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

03. Prior to commencement of development details of the obscure-glazed screens at the sides of the proposed balcony shall be submitted to and approved in writing by the Local Planning Authority. The screens shall be erected in accordance with the approved details prior to commencement of use of the balcony and shall thereafter be retained.

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

04. This permission relates to the following approved plans:-

    Ordnance Survey Sitemap received 25 August 2011
    Drawing No. 211/420/3A (Proposed Ground Floor Plan) received 28 October 2011
    Drawing No. 211/420/4 (Proposed First Floor Plan) received 25 August 2011
    Drawing No. 211/420/5 (Proposed Second Floor Plan) received 25 August 2011
    Drawing No. 211/420/6B (Proposed North and West Elevations) received 7 November 2011
    Drawing No. 211/420/7B (Proposed East and South Elevations) received 7 November 2011
    Drawing No. 211/420/8B (Proposed Roof Plan, Site Plan and Street Scene) received 7 November 2011

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