Adur District Council

Development Management

Stephen Bromley
Stephen Bromley Associates
5 West Street
Shoreham-by-Sea
W Sussex
BN43 5WF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0745/15

Details of Development
PROPOSED STEEL AND GLASS FIRST-FLOOR BALCONY TO REAR (SOUTH) ELEVATION. 1.8 METRE PRIVACY SCREEN ON WESTERN SIDE OF PROPOSED BALCONY.

Location of Development
14 FISHERSGATE TERRACE SOUTHWICK BRIGHTON WEST SUSSEX BN41 1PH

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 May 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
17/08/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

Ref: AWDM/0745/15

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 balcony and privacy screen hereby permitted shall be carried out in accordance with the following approved plans: -

Block Plan - received 28th May 2015
Amended Plan showing privacy screen - received 21st July 2015

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

03. The privacy screen shown on the approved drawing shall be installed prior to the first use of the balcony hereby permitted. It shall remain in place and shall not be removed or replaced without prior consent of the Local Planning Authority.

Reason: *In the interests of residential amenity and to limit overlooking to the adjacent residential property, to accord with saved policy AH7 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.