Adur District Council

Planning, Regeneration and Wellbeing

MRS Charlotte Larco
The Beach House
10 Shopsdam Road
Lancing
West Sussex
BN15 8ES

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0694/13

Details of Development
RETROSPECTIVE APPLICATION FOR A MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION ADC/0445/10 FOR VARIATIONS TO FOOTPRINT OF BUILDING, OMISSION OF FIRST- FLOOR WINDOWS ON NORTHERN ELEVATION AND ALTERATIONS TO FENESTRATION DETAILING.

Location of Development
THE BEACH HOUSE 10 SHOPSDAM ROAD LANCING WEST SUSSEX BN15 8ES

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 29th August 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
10/02/2014

ADUR DISTRICT COUNCIL
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Ref: AWDM/0694/13

SCHEDULE

Reasons for Granting Permission

01. The retrospective amendments to the development approved under ADC/0445/10 and ADC/0163/10 have not detracted from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. The development consequently does not conflict with the saved relevant policies of the Adur District Local Plan (AG1 and AH2) or the National Planning Policy Framework.

Conditions

01. The development hereby permitted relates to the following approved plans:-

Drawing no. 3102-PA-102: Received 29th August 2013
Drawing no. 3102-PA-120: Received 29th August 2013
Drawing no. 3102-PA-101: Received 29th August 2013
Drawing no. 3102-PA-110: Received 29th August 2013

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

02. The access and parking facilities existing on the site at the time of this permission and shown on the approved plan shall be used solely for the access and parking of vehicles incidental to the use of the dwelling hereby permitted.

Reason: *To ensure adequate provision of parking to serve the development.*

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), the dwelling shall not be extended or any incidental building over 5 cubic metres in volume erected within its curtilage.

Reason: *In the interests of amenity and the environment having regard to saved policy AH2 of the Adur District Local Plan.*

04. The window(s) in the north side elevation of the dwelling shall be obscure-glazed and non-opening and shall not subsequently be altered in any way..

Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

05. 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 (other than as hereby approved) shall be formed in the north side wall of the building.

Reason: *To prevent overlooking and to comply with saved policy AH2 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 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.