Adur District Council

Development Management

Mr Nick Hopper
ADS
1-3 High Street
Arundel
West Sussex
BN18 9AD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0551/15

Details of Development
SINGLE-STOREY REAR EXTENSION TO EXISTING DETACHED ANNEX WITH LINK TO MAIN HOUSE.

Location of Development
141 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6TA

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 16th April 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
22/06/2015

PTO

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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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: ADS-001 Location Plan Date received: 16.04.2015
    Drawing No: ADS-001 Block Plan Date received: 16.04.2015
    Drawing No: ADS-004 Existing Plans and Elevations Date received: 16.04.2015
    Drawing No: ADS-005A Proposed Plans and Elevations Date received: 10.06.2015

    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. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 141 Upper Shoreham Road as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling.

    Reason: *In the interests of residential amenity having regard to saved policy AH7 of the Adur District Local Plan.*

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows, doors or other openings other than as hereby permitted shall be formed in the walls of the extension(s).

    Reason: *To avoid overlooking and the formation of an alternative means of entrance to the annexe and to comply with saved policy AH7 of the Adur District Local Plan.*

PTO

06. Notwithstanding the provisions of the General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification) no fence, wall or other means of enclosure shall be erected so as to sub-divide the garden areas nor any means of access from the public highway formed so as to create or facilitate a means of access to the annexe independent of the host dwelling.

    Reason: *To ensure the annex remains in ancillary use and sufficient garden is retained to the overall site in the interest of the living conditions of the occupiers and local character having regard to saved policy AH7 of the Adur Local Plan and the National Planning Policy Framework.*

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.