Adur District Council

Planning, Regeneration and Wellbeing

Mr James Breckell
James Breckell Architects
The Adur Business Centre
Little High Street
Shoreham By Sea
West Sussex
BN1 1YR

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1127/14

Details of Development
4NO. STUDIO FLATS WITHIN NEW MANSARD ROOF AT 2ND FLOOR LEVEL AND ASSOCIATED WORKS TO 1ST FLOOR AND REPLACEMENT ENCLOSED ACCESS STAIRCASE AT 6-8 HIGH STREET

Location of Development
6 HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DA

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 22nd August 2014.

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
30/01/2015

PTO

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

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. 348/07 received 22 August 2014
Drawing No. 348/08 Rev A received 18 September 2014
Drawing No. 348/09 Rev A received 18 September 2014
Drawing No 348/01 received 22 August 2014
Drawing No 348/02 received 22 August 2014
Drawing No 348/05 Rev A received 22 August 2014

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

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), no windows or other openings (other than as hereby approved) shall be formed in the side elevations of the building.

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

04. The development hereby permitted shall not be commenced until a scheme for protecting the proposed flats from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted flats are occupied and shall specifically include the provision of a whole house ventilation system and acoustic double glazing to windows of habitable rooms facing the High Street to provide an internal sound environment of 35dB(A).

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

05. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed extension 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 AH2 of the Adur District Local Plan.*

PTO

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.