ADUR DISTRICT COUNCIL

Mr Ben Whitby
BJW Architectural
7 Erringham Road
Shoreham By Sea
BN43 5NQ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0542/25

Details of Development
VARIATION OF CONDITION 7 (ROOFLIGHTS) OF APPROVED AWDM/1715/23. ROOFLIGHTS ON THE WESTERN SLOPE TO BE OBSCURED APART FROM LANDING ROOFLIGHT AND PROPOSED FRONT BEDROOM ROOFLIGHT. ROOFLIGHTS ON EASTERN SLOPE TO BE CLEAR GLAZED APART FROM ROOFLIGHT SERVING SHOWER ROOM. THE LOWER SECTION OF THE TWO DOUBLE ROOFLIGHTS ON THE SOUTHERN END OF THE WESTERN ROOF SLOPE SERVING THE MASTER BEDROOM SHALL BE FIXED SHUT. ORIGINAL DESCRIPTION: PROPOSED FRONT PORCH, FRONT AND REAR GABLES, SIDE DORMER TO EAST ROOFSLOPE, EXTENSIONS AND ALTERATIONS TO GARAGE BUILDING TO CREATE STUDIO WITH STORE, ROOFLIGHTS TO EAST AND WEST ROOFSLOPES AND IN GARAGE EXTENSION. (REAR GABLE AND SIDE DORMER TO BE BUILT UNDER PERMITTED DEVELOPMENT)

Location of Development
4 HAVENSIDE SHOREHAM-BY-SEA WEST SUSSEX BN43 5LN

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 April 2025.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

GPeck

Gary Peck
Head of Planning & Development
09/09/2025

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

Ref: AWDM/0542/25

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
EXISTING SECTIONS	Drg 04	15.07.2025
PLANS & ELEVATIONS AS PROPOSED	Drg 02 Rev E	04.07.2025

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

02. 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 policy 15 of the Adur Local Plan.*

03. 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 or other openings shall be formed in the east or west side wall or roof slope of the building.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

04. The outbuilding hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse and not for the purposes of primary living accommodation (bedroom, livingroom, diningroom or kitchen).

Reason: *In the interests of residential amenity having regard to policy 15 of the Adur Local Plan.*

05. The velux windows shown on the approved plans shall be velux rooflights only, no cabrio rooflights or balcony shall be installed without prior consent from the Local Planning Authority.

Reason: *In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.*

06. Within three months of the date of this notice of planning permission:

i) The roof light on the eastern roof slope serving the shower room and all rooflights serving the master bedroom on the western roof slope shall be fitted with level 3 obscure glazing which shall be permanently retained, and

ii) The lower sections of the two double height roof lights on the western roofslope serving the master bedroom shall be made permanently fixed shut and unopenable at all times in accordance with details shown on Drawing: - Sections As Existing received 14th July 2025, and

iii) The upper sections of the two double height roof lights on the western roofslope serving the master bedroom and the single rooflight serving the master bedroom on the western roofslope, shall each be fitted with window opening restrictors so that each of these windows shall not open more than a maximum distance of ten centimetres from the window frame. These restrictors shall be permanently retained and maintained.

Reason: *In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan and because the rooflights are already in place.*

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.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).