Adur District Council

Planning, Regeneration and Wellbeing

Mr Linton Ross
Linton Ross-Architect
Bell Cottage
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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0652/12

Details of Development
CONSTRUCTION OF A SINGLE-STOREY FLAT ROOFED EXTENSION WITH RAISED ROOFLIGHT TO REAR ELEVATION (FOLLOWING REMOVAL OF EXISTING SUN ROOM)

Location of Development
36 ADUR AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 5NL

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 May 2012.

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
29/06/2012

ADUR DISTRICT COUNCIL
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Ref: AWDM/0652/12

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

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 external walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

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 shall be formed in the east side wall of the extension.

Reason: *To prevent overlooking and to comply with AH7 of the Adur District Local Plan.*

04. This permission relates to the following approved plans:-

Drawing No: 1:1250 Site Location Plan WSX320168. Date Received: 22.05.12
Drawing No: 1013/SU1 Date Received: 22.05.12
Drawing No: 1013/P2 Date Received: 22.05.12
Drawing No: 1013/P3 Date Received: 22.05.12

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

Informatives / Notes to Applicant

01. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.