Adur District Council

Planning, Regeneration and Wellbeing

Mr Steven Barrett
52 Freshbrook Road
Lancing
West Sussex
BN15 8DA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1657/14

Details of Development
CONSTRUCTION OF REPLACEMENT FRONT DORMER AND FORMATION OF FRONT PORCH. ALTERATIONS TO FRONT ELEVATION. DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF A TWO-STOREY REAR EXTENSION.

Location of Development
6 THE BURRELLS SHOREHAM-BY-SEA WEST SUSSEX BN43 5HF

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 24th November 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
22/01/2015

PTO

ADUR DISTRICT COUNCIL
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Ref: AWDM/1657/14

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:-

    Site location plan and block plan received 24/11/14, drawing no. SB/14/267/1 received 24/11/14 and drawing nos. SB/14/267 Amendment D and SB/14/267/2 Amendment B received 16/1/15.

    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 floor space 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 Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7.*

04. The side windows and velux windows on the side roof pitches of the extensions hereby permitted shall be fitted with obscure glazing and be non opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way. The side door shall be obscure glazed and not subsequently altered in any way.

    Reason: *In the interests of residential amenity and to accord with policy AH7 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 sides or roof of the extensions.

    Reason: *In the interests of residential amenity and to accord with policy AH7 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.