Adur District Council

Planning, Regeneration and Wellbeing

Mr Stephen Bromley
Stephen Bromley Associates Limited
5 West Street
Shoreham-By-Sea
West Sussex
BN33 5WF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1140/12

Details of Development
SINGLE STOREY REAR EXTENSION AND PART INFILL SINGLE STOREY EXTENSION ON NORTH AND EAST SIDE OF BACK ADDITION.

Location of Development
LOWER GROUND FLOOR FLAT 27 HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DD

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 4th October 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
26/11/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment, the Conservation Area or the setting of the adjacent Listed Building and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and is adequately flood proofed. It would consequently not conflict with the saved policies of the Adur District Local Plan (AB1; AB4, AB6 , AB11, 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 three 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 unless specified by any other condition attached to this planning permission:-

Drawing No: 9784 1B	Date Received: 21.11.12
Drawing No: Un-numbered location and block plan	Date Received: 4.10.12.

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

03. The development shall not be carried out other than in full accordance with the Flood Risk Assessment and the floor levels of the domestic rear extension shall be no lower than existing and the flood proofing measures shall be incorporated into the scheme in accordance with "Improving the Flood performance of new buildings" DCLG 2007. These shall be retained thereafter.

    Reason: *To minimise the risk of harm to the property form flooding in accordance with the National Planning Policy Framework.*

04. The external materials and finishes of the walls of the extension hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour, bond and texture those of the existing building in terms of the render.

    Reason: *In the interests of visual amenity and to preserve and enhance the Conservation Area and avoid harm to the setting of the adjacent Listed Building in accordance with saved policy AB4, AB6 and AB11 of the Adur District Local Plan and the National Planning Policy Framework.*

05. Notwithstanding the General Permitted Development Order or subsequent amendments, no window or other openings shall be inserted in the west side elevation of the extension hereby permitted.

Reason: *To protect the privacy of the neighbour occupiers in accordance with Saved Adur Local Plan policies AH7 and AH9 and the National Planning Policy Framework.*

Informatives / Notes to Applicant

01. 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.