Adur District Council

Development Management

Mr James Breckell
James Breckell Architects
Adur Business Centre
10 High Street
Shoreham By Sea
West Sussex
BN43 5DA

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0163/16

Details of Development
VARIATION OF CONDITION 2 OF AWDM/1127/14 (4 FLATS) FOR AMENDMENT TO DESIGN OF EXTERNAL ACCESS STAIRCASE

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 10th February 2016.

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

G Peck

Planning Services Manager
17/03/2016

Adur District Council
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Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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Ref: AWDM/0163/16

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 348/01 received 10 February 2016
Drawing No 348/02 received 10 February 2016
Drawing No 348/03 received 10 February 2016
Drawing No 348/04 received 10 February 2016
Drawing No 348/05 B received 10 February 2016
Drawing No 348/08 B received 10 February 2016
Drawing No 348/09 A received 10 February 2016
Drawing No 348/12 B received 15 March 2016
Drawing No 348/14 A received 15 March 2016

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 2015 (or any Order amending, 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 incorporate the previously approved scheme for protecting the proposed flats from road traffic noise and works which form part of the approved 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. The development shall be carried out in accordance with the schedule and samples of external materials and finishes previously submitted to and approved in writing by the Local Planning Authority and the materials specified on approved drawing No.348/12B received 15 March 2016.

Reason: *In the interests of visual amenity and to comply with saved policy AH2 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.