ADUR DISTRICT COUNCIL

Mr Roman Schnecker
Cityzen Limited
Maritime House
Basin Road North
PORTSLADE
BN41 1WR

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1299/21

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (SAMPLE OF MATERIALS), 4 (DETAILS OF DOORS, WINDOWS AND ROOFLIGHTS), 5 (DETAILS OF DORMERS) AND 6 (GUTTERING DETAILS) OF PREVIOUSLY APPROVED AWDM/0565/21.

Location of Development
56 WEST STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5WG

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
24/08/2021

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 19/08/2021

3 No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls, roof and dormers has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

Approved Date - 19/08/2021

4 No development shall be carried out unless and until further details of all proposed windows, doors and rooflights to the proposed building have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

Reason: *In the interests of visual amenity and to comply with policies 15 and 17 of the Adur Local Plan.*

Approved Date - 19/08/2021

5 No development shall be carried out unless and until further design details of the cheeks and roofs of the proposed dormers, to a minimum scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

Reason: *In the interests of visual amenity and to comply with policies 15 and 17 of the Adur Local Plan.*

Approved Date - 19/08/2021

6 No development shall be carried out unless and until further details of the gutter arrangements between the site and No. 54 West Street, and materials to be used, have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

Reason: *In the interests of visual amenity and to comply with policies 15 and 17 of the Adur Local Plan.*

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.

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:-

Reference/Drawing Number	Version	Date Rec
BAY WINDOW STUDY	BR-556	04.08.2021
FRONT & REAR ELEVATIONS	PL-350(E)	17.08.2021
MATERIALS SCHEDULE		08.07.2021
SHARED GUTTER DETAILS	PL-555	08.07.2021
DOOR & WINDOW SCHDULES & DETAILS	BR-650(B)	28.07.2021
PROPOSED DORMER DETAILS	PL-550(C)	28.07.2021
RIGHT & LEFT FLANK ELEVATIONS	PL-351(A)	28.07.2021