Adur District Council

## Development Management

Mr Tim Cording
54 Westfield Crescent
Brighton
BN1 8JB

# PLANNING PERMISSION

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

**APPLICATION NUMBER: AWDM/0084/15**

Details of Development
**SINGLE-STOREY SIDE AND REAR EXTENSION.**

Location of Development
**3 MANSELL ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6GQ**

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 January 2015.

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

James Appleton
Planning Services Manager
26/02/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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**Ref: AWDM/0084/15**

**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. 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 side walls of the extension.

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

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

04. The development hereby permitted shall be carried out in accordance with the following approved plan:-
unnumbered drawing received 22/01/15

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

**Informatives / Notes to Applicant**

01. The Local Planning Authority has acted positively and proactively in determining this application. 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.