Adur District Council

Planning, Regeneration and Wellbeing

Mr Peter Wilson
Hilary
Mount Way
Lancing
West Sussex
BN15 0QD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0997/12

Details of Development
RETENTION OF SIDE AND REAR CONSERVATORY.

Location of Development
9 ANCHOR CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 5BY

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 15th August 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
18/10/2012

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

Ref: AWDM/0997/12

SCHEDULE

Reasons for Granting Permission

01. The conservatory is acceptable in terms of its impact on the local environment and amenities of neighbouring properties and a similar extension could be built under Permitted Development. Subject to the conditions proposed, it would consequently not conflict with saved policies AG1 and AH7 of the Adur District Local Plan 1993-2006 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings', South East Plan policies (CC1, CC6, BE1) and the National Planning Policy Framework.

Conditions

01. The conservatory extension shall be completed within 6 months of this decision.

    Reason: *In the interest of neighbour amenity having regard to saved Adur Local Plan policy AH7.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No: tp682/9	Title: location and block plan	Date received: 15/8/12
Drawing No: tp682/10	Title: plan and west elevation	Date received: 15/8/12
Drawing No: tp682/11a	Title: elevations	Date received: 5/10/12

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

03. Prior to first use the south side flank wall shall be installed in obscure glass and the fanlight openings fixed shut. These windows shall remain fixed shut and the entire elevation obscurely glazed in perpetuity.

    Reason: *To prevent a loss of privacy to occupiers of No. 8 Anchor Close having regard to saved Local Plan policy AH7.*

Informatives / Notes to Applicant

01. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.