Adur District Council

Development Management

Ms Chloe Hobden
Chloe Hobden Architects Ltd
7 Queen Square
Brighton
East Sussex
BN1 3FD

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1726/15

Details of Development
PART SINGLE PART TWO-STOREY FRONT AND SIDE EXTENSION

Location of Development
10 THE DRIVE SHOREHAM-BY-SEA WEST SUSSEX BN43 5GB

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 8th December 2015.

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

G Peck

Gary Peck
Planning Services Manager
01/02/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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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: 168(10)000 Rev A - Existing Site Plan and Block Plan
Date received: 08.12.2015
Drawing No: 168(10)001 Rev A - Proposed Site Plan and Block Plan
Date received: 08.12.2015
Drawing No: 168(21)001 Rev H - Proposed Plans and Elevations
Date received: 26.01.2016
Drawing No: 168(20)000 Rev A - Existing Plans, Section and Elevations
Date received: 08.12.2015

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

03. The external materials, finishes and detailing of the development hereby permitted shall, prior to commencement of use of the additional floorspace 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 saved policy AH7 of the Adur District Local Plan.*

04. The first-floor front window of the proposed extension facing the highway shall match the style, proportions and glazing detail of those existing in the front elevation of the building.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

05. 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 shall be formed in the south side wall of the extension.

Reason: *To prevent overlooking and to comply with saved policy AH7 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 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.