Adur District Council

Planning, Regeneration and Wellbeing

Mr Nathan Chilvers
Pyrus Architecture And Design
GF 7 Lauriston Road
Brighton
East Sussex
BN1 6SN

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0177/13

Details of Development
SINGLE STOREY REAR EXTENSION TO REPLACE CONSERVATORY, AND REAR DECKING.

Location of Development
12 NORMAN CRESCENT SHOREHAM-BY-SEA WEST SUSSEX BN43 6AH

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 20th February 2013.

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
18/04/2013

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

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 extension hereby permitted shall be finished in materials as stated on the approved drawings (31) 002 Rev A - received 20th Feb 2013, to include painted white render, facing brick work base to match existing, single ply membrane roof with 'standing seam' and powder coated aluminium windows in mid grey.

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

03. No openings shall be formed on the east or west side elevation of the extension hereby permitted without prior written consent from the Local Planning Authority.

    Reason: *To protect the residential amenities of the occupiers of the adjacent dwellings and to accord with policy AH7 of the Adur District Local Plan.*

04. The development hereby permitted shall be completed in accordance with the following approved plans: -

    (21)000 Rev B - received 17th April 2013
    (31)002 Rev A - received 20th February 2013
    (31)003 Rev A - received 20th February 2013
    (31)000 Rev C - received 17th April 2013
    (31) 001Rev D - received 17th April 2013
    (11)000 Rev A - received 17th April 2013

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

Informatives / Notes to Applicant

01. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

02. 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.