Adur District Council

Planning, Regeneration and Wellbeing

Mr Tony Rogers
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West Sussex
BN44 3WH

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/0264/14

Details of Development
**INCREASE SIZE OF EXISTING FRONT AND REAR DORMERS**

Location of Development
**4 MILL HILL SHOREHAM-BY-SEA WEST SUSSEX BN43 5TH**

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 24th February 2014.

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
15/04/2014

# 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 saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

## 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 external tile hanging of the dormers hereby permitted shall match the colour of the existing roof tiling.

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

03. The development hereby permitted shall be carried out in accordance with the following approved plans received 24 February 2014:-

Location Plan, Block Plan, Drawing No 14/905/02

**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 by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.