Adur District Council

Planning, Regeneration and Wellbeing

Mr Liam Russell
Liam Russell Architects Ltd
3 Broad Reach Mews
Ropetackle
Shoreham By Sea
West Sussex
BN43 5EY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0954/14

Details of Development
REMODELLING WITH FRONT, SIDE AND REAR EXTENSIONS AND ROOMS WITH ENLARGED ROOF WITH FRONT AND REAR DORMER (RE-SUBMISSION OF AWDM/1505/13)

Location of Development
67 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5RL

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 14th July 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
17/09/2014

PTO

ADUR DISTRICT COUNCIL
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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:0976-PA-001 Title: Existing Location and Block Plan Date valid: 14 Jul 2014
    Drawing No:0975-PA-002 Title: Existing Ground Floor Plan Date valid: 14 Jul 2014
    Drawing No:0975-PA-003 Title: Existing First Floor Plan Date valid: 14 Jul 2014
    Drawing No:0976-PA-004 Title: Existing roof Plan Date valid: 14 Jul 2014
    Drawing No:0976-PA-005 Title: Existing North and South Elevations Date valid: 14 Jul 2014
    Drawing No:0976-PA-006 Title: Existing East and West Elevations and Section Date valid: 14 Jul 2014
    Drawing No:0976-PA-010 Title: Proposed Ground Floor Plan Date valid: 14 Jul 2014
    Drawing No:0976-PA-011 Title: Proposed First Floor Plan Date valid: 14 Jul 2014
    Drawing No:0976-PA-012 Title: Proposed Roof Plan Date valid: 14 Jul 2014
    Drawing No:0976-PA-013 Title: Proposed Front and Rear Elevations Date valid: 14 Jul 2014
    Drawing No:0976-PA-014 Title: Proposed Side Elevations Date valid: 14 Jul 2014
    Drawing No:0976-PA-015 Title: Proposed Sections Date valid: 14 Jul 2014
    Drawing No:0976-PA-016 Title: Proposed Location and Block Plan Date valid: 14 Jul 2014

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

03. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors), roof and balustrading to the terrace and verandah have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule/samples.

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

04. 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 or side roof slopes of the extensions.

    Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

PTO

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.

02. The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary. It is advised that the Council's Environmental Health Section are contacted for the purpose of making an inspection following excavation of the footings of the extension.