Adur District Council

Planning, Regeneration and Wellbeing

P H Beck Ltd
38-40 Eastbrook Road
Portslade
East Sussex
BN41 1PB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1332/13

Details of Development
REAR CONSERVATORY WITH LANDING AND STEPS TO GARDEN

Location of Development
32 OLD SHOREHAM ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4HS

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 November 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
23/12/2013

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

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 NPPF.

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. Unless otherwise stipulated by a condition of this permission the development hereby permitted shall be carried out in accordance with the following approved plans:-

    Site Location Plan Date valid: 8 Nov 2013
    Block Plan Date valid: 8 Nov 2013
    Drawing No: 002 Title: Proposed Elevation 01 Date received: 5 Dec 2013
    Drawing No: 003 Title: Proposed Side Elevations Date received: 5 Dec 2013
    Drawing No: 004 Title: Proposed Floor Plan Date received: 5 Dec 2013
    Drawing No: 004 Title: Proposed Roof Plan Date received: 5 Dec 2013

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

03. The external materials and finishes of the base (or plinth) of the conservatory hereby permitted shall be completed to match 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 glazing in the west side elevation of the conservatory hereby permitted shall at all times be of obscured glass.

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

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05. Within 3 months of the date of this decision the existing unauthorised timber decking at the rear of the house shall be taken down and removed in its entirety.

Reason: *To safeguard the amenity of the neighbouring residential occupier and to comply with saved policy AH7 of the Adur 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.