Adur District Council

Development Management

Stephen Bromley Associates Ltd
5 West Street
Shoreham-by-Sea
West Sussex
BN43 5WF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1734/15

Details of Development
SINGLE-STOREY REAR EXTENSION TO SOUTH-WEST ELEVATION TO REPLACE EXISTING CONSERVATORY.

Location of Development
23 PHOENIX WAY SOUTHWICK BRIGHTON WEST SUSSEX BN42 4HQ

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 18th 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
11/02/2016

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 external materials and finishes 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.*

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

Location Plan: -received 18th Dec 2015
Block Plan: - received 18th Dec 2015
Drawing no. 10519-1 - received 18th Dec 2015
Drawing no. 10519-2b - received 18th Dec 2015

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

04. 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 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 applicant is advised that no part of the extension, including any part of the foundations, should encroach the site boundary.