Adur District Council

Planning, Regeneration and Wellbeing

Mr Liam Russell
Liam Russell Architects Ltd
49 Victoria Road
Shoreham-By-Sea
West Sussex
BN43 5WR

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0701/13

Details of Development
NEW DORMER TO GROUND FLOOR LEAN-TOO TO ACCOMMODATE NEW BI-FOLDING DOORS AND RAISED INTERNAL FLOOR LEVEL TO REMOVE STEPS, NEW UTILITY AREA TO REPLACE DILAPIDATED EXISTING STRUCTURE AND NEW RAISED TERRACE TO PROVIDE FLUSH THRESHOLD WITH INTERNAL LEVELS.

Location of Development
49 VICTORIA ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5WR

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 June 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
12/07/2013

PTO

ADUR DISTRICT COUNCIL
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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. The external walls of the extension and alterations hereby permitted shall be completed to match those of the existing building.

    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:-

    Drawing No:0684-PA-001 Existing Floor Plan, Block Plan and Location Plan Date valid: 14 June 2013
    Drawing No:0684-PA-002 Existing Floor Plans and Elevations Date valid: 14 June 2013
    Drawing No:0684-PA-003 Existing Section and Elevation Date valid: 14 June 2013
    Drawing No:0684-PA-010 Proposed Floor Plans Date valid: 14 June 2013
    Drawing No:0684-PA-020 REV A Proposed Elevations and Sections Date valid: 14 June 2013

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

Informatives / Notes to Applicant

01. The applicant is advised that no consent is conferred by this permission for the boundary fencing shown on drawing 0684-PA-020 REV A which owing to its height constitutes development in its own right.

02. 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.