Adur District Council

Development Management

Mr James Breckell
James Breckell Architects
The Adur Business Centre
Little High Street
Shoreham-by-Sea
West Sussex
BN43 5EG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0784/18

Details of Development
REMOVAL OF THE EXISTING ROOF OVER THE EASTERN PART OF THE SINGLE STOREY BUNGALOW AND AN EXTENSION TO FORM A 1ST FLOOR LIVING SPACE AND KITCHEN WITH A BALCONY AND PRIVACY SCREENS OVER THE EASTERN END OF THE BUILDING AND ASSOCIATED ALTERATIONS

Location of Development
158 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HL

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 6th June 2018.

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
28/09/2018

Adur District Council
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SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
LOCATION PLAN	Planning 01C	25.09.2018
BLOCK PLAN	Planning 02C	25.09.2018
EXTG GROUND FLOOR PLAN	Planning 03A	25.09.2018
PROPOSED GROUND FLOOR PLAN	Planning 04B	25.09.2018
PROPOSED FIRST FLOOR PLAN	Planning 05C	25.09.2018
EXTG/PROP FRONT (NORTH) ELEVATION	Planning 06B	25.09.2018
EXTG/PROP SOUTH (REAR) ELEVATION	Planning 07B	25.09.2018
EXTG/PROP NORTH EAST ELEVATION	Planning 08B	25.09.2018
EXTG/PROP REAR (SOUTH WEST) ELEVATION	Planning 09C	25.09.2018
EXTG/PROP SOUTH EAST ELEVATION	Planning 10B	25.09.2018
PROPOSED FRONT ELEVATION IN CONTEXT	Planning 11C	25.09.2018
SECTIONS/ELEVATIONS X-X & Y-Y	Planning 12A	25.09.2018
DIGITAL SUREVEY	Planning 14	25.09.2018
PROPOSED ROOF PLAN	Planning 15C	25.09.2018

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

02. 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.*

Cont…/

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 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 North side wall of the extension.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

05. On installation the glazing in the north side of the staircase and the balcony privacy screen shall be obscurely glazed to level 5 and the north side staircase windows shall be non-opening. These details shall be retained as such thereafter.

Reason: *In the interest of privacy having regard to policy 15 of the Adur Local Plan.*

06. Prior to first use a 1.8 metre high obscurely glazed, level 5, privacy screen shall be added to the west end of the southern balcony and retained as such thereafter.

Reason: *In the interest of privacy having regard to policy 15 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.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).