Adur District Council

Planning, Regeneration and Wellbeing

Mr Robert Watts
36 The Drive
Shoreham-by-Sea
BN43 5GD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0693/11

Details of Development
ROOMS IN ROOF WITH SIDE GABLE AND FRONT AND REAR DORMERS (INCLUDING REAR JULIET BALCONY)

Location of Development
38 FAIRFIELD CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 6BH

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 23rd September 2011.

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
02/11/2011

PTO

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 policies of the Adur District Local Plan (AG1, AH7).

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 first-floor window in the west side gable wall shall at all times be glazed with obscured glass.

    Reason: *To prevent overlooking and to comply with 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 west side gable wall or the rear dormer without the prior written permission of the Local Planning Authority.

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

05. This permission relates to the following approved plans received on 23 September 2011:-

    Location Plan 1:1250;
    Drawing 2011/D1 (Proposed Plans) and D2 (Proposed Elevations and Section).

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