Adur District Council

Planning, Regeneration and Wellbeing

Mr Nathan Mooncie
Turner Associates
19A Wilbury Avenue
Hove
East Sussex
BN3 6HS

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0876/11

Details of Development
Remodelling of house (including ground and first floor front extension and extension to roof) to form 3-storey flat roofed contemporary dwelling with front 1st floor terrace and rear 1st and 2nd floor terraces plus detached flat roofed double garage in front garden linked to house by new pergola

Location of Development
144 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 1st November 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
19/01/2012

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 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. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed extension 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 saved policy AG1 of the Adur District Local Plan.*

03. The glazing in the east and west side elevations of the dwelling as extended shall at all times be of obscured glass and non-opening (except that part which is above 1.7metres above the floor of the room in which the window is installed).

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

04. Prior to commencement of development details of the obscure-glazed screens at the sides of the proposed roof terraces shall be submitted to and approved in writing by the Local Planning Authority. The screens shall be erected in accordance with the approved details prior to commencement of use of the terraces and shall thereafter be retained.

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

PTO

05. This permission relates to the following approved plans:-

TA599/P01 rev C (Block & Site Location Plans) received 22 December 2011
TA599/P10 rev D (Proposed Site Layout) received 22 December 2011
TA599/P11 rev A (Proposed Ground Floor Plan) received 2 December 2011
TA599/P12 rev D (Proposed Upper Floor Plans) received 22 December 2011
TA599/P13 rev D (Proposed Front Elevation) received 22 December 2011
TA599/P14 rev D (Proposed West Elevation) received 22 December 2011
TA599/P15 rev C (Proposed Rear Elevation) received 22 December 2011
TA599/P16 rev D (Proposed East Elevation) received 22 December 2011
TA599/P17 rev B (Proposed Section AA) received 22 December 2011
TA599/P18 rev D (Proposed Section BB) received 22 December 2011
TA599/P19 rev D (Proposed Street Scene) received 22 December 2011

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

Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.