Adur District Council

Planning, Regeneration and Wellbeing

Mr Peter Phillippo
273 Upper Shoreham Road
Shoreham-By-Sea
West Sussex
BN43 6BB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0218/13

Details of Development
PROPOSED EXTENSIONS TO THE SIDE AND REAR OF THE PROPERTY INCLUDING A LOFT CONVERSION WITH REAR DORMER AND A ROOFLIGHT AT THE FRONT

Location of Development
273 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6BB

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 28th February 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
23/04/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the planning policies set out in the National Planning Policy Framework.

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

Drawing No. 0911-PA-001 titled Existing Ordnance Maps date received 18-03-2013
Drawing No. 0911-PA-020 titled Proposed Elevations date received 18-04-2013
Drawing No. 0911-PA-030 titled Proposed West facing elevation and sections date received 18-04-2013
Drawing No. 0911-PA-010 titled Proposed Ground + First Floor Plans date received 18-04-2013
Drawing No. 0911-PA-011 titled Proposed Loft + Roof Plans date received 18-03-2013
Drawing No. 0911-FE-015 titled Proposed Landscaping Plan and outbuilding plan date valid 28-02-2013

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

03. The external materials and finishes of the development hereby permitted shall 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.*

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 the side elevations of the developments hereby permitted.

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

05. The first floor bathroom window in east elevation of the development hereby permitted shall at all times be obscure-glazed on its entirety and non-opening except that part which is above 1.7 metres above the floor of the room in which the window is installed, and it shall not subsequently be altered in any way.

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

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

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.