Adur District Council

Planning, Regeneration and Wellbeing

Mr James Breckell
James Breckell Architects
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 (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0904/12

Details of Development
APPLICATION FOR MINOR MATERIAL AMENDMENT TO APPROVED APPLICATION ADC/0109/10 TO AMEND DETAILS OF FENESTRATION; GROUND FLOOR EXTERNAL MATERIALS TO EAST AND WEST SIDES; RAINWATER PIPES; FRONT ENTRANCE PORTICO; ADDITION OF HEAT PUMP TO ROOF AND OMISSION OF SWIMMING POOL IN REAR GARDEN

Location of Development
124 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 23rd July 2012.

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
03/10/2012

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2).

Conditions

01. 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 east and west side walls of the building.

Reason: *To prevent overlooking and to comply with saved AH2 of the Adur District Local Plan.*

02. The glazing in the east and west side elevations of the dwelling hereby permitted shall at all times be of obscured glass.

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

03. Within two months of the date of this permission, the second floor balcony side projections shall be removed and it shall be reduced in width to that of the second floor structure (10.2m), and an obscurely glazed screen 1.7m in height shall be erected to the entire east and west sides, unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

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

Drawing No: 268 – 11. Date Received: 23.07.12.

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