Adur District Council

Planning, Regeneration and Wellbeing

Mr Gordon F. Dixon
19 Derwent Drive
Goring-By-Sea
Worthing
West Sussex
BN12 6LA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0248/12

Details of Development
SINGLE-STOREY REAR EXTENSION

Location of Development
26 JUNIPER WALK SHOREHAM-BY-SEA WEST SUSSEX BN43 6JE

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 4th April 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
16/05/2012

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local built environment but would give rise to a degree of overshadowing, loss of outlook and an increased sense of enclosure for the occupiers of the neighbouring property, 25 Juniper Walk. However, having regard to the 'fallback' position of 'permitted development' entitlements, it is considered that, on balance, refusal could not be substantiated on grounds of unacceptable detriment to the residential amenities of the neighbouring occupier. Consequently the proposed development not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

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 walls of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.

    Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

03. Notwithstanding the materials detailed on the approved plans, the roof shall be finished in fibre glass simulated lead in accordance with the emails of clarification and roof plan and dated 22 March 2012 and 4 April 2012.

    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 north east side wall of the extension.

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

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

Drawing No:12/09 Date deposited: 4 April 2012
Drawing No:12/09/1 Date deposited: 4 April 2012
Drawing No:12/09/2 Date deposited: 4 April 2012
Unnumbered site plan received 4 April 2012
Email of clarification and brochure extract received 22 March 2012

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.