Adur District Council

Planning, Regeneration and Wellbeing

Mr Daniel Barker
Building Solutions Consultants Ltd
96 Church Road
Hove
East Sussex
BN3 2EB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1077/12

Details of Development
SINGLE STOREY EXTENSION TO EAST SIDE.

Location of Development
297 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5QA

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 6th September 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
17/10/2012

ADUR DISTRICT COUNCIL
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Ref: AWDM/1077/12

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 Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings', South East Plan policies (CC1, CC6, BE1) and 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: 100	Title: Location and Block Plan	Date received: 6.9.12
Drawing No: 101	Title: Elevations as Existing	Date received: 6.9.12
Drawing No: 102	Title: Ground Floor Plan as Existing	Date received: 6.9.12
Drawing No: 103	Title: 1st and 2nd Floor Plans as Existing	Date received: 6.9.12
Drawing No: 104	Title: Elevations as Proposed	Date received: 6.9.12
Drawing No: 105	Title: Ground Floor Plan - As Proposed	Date received: 6.9.12
Drawing No: 106	Title: 1st and 2nd Floor Plans - As Proposed	Date received: 6.9.12

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

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03. 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 BE1 of the Worthing Local Plan and policy 16 of the Worthing Submission Core Strategy / 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 side wall of the extension.

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

Informatives / Notes to Applicant

01. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

02. It is the applicant's responsibility to ensure that no part of this development encroaches over the neighbouring boundary.