Adur District Council

Planning, Regeneration and Wellbeing

Martin Preece
Adur and Worthing Home Improvements Assistance
Portland House
44 Richmond Road
Worthing
BN11 1HS

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1263/13

Details of Development
STEPS WITH HANDRAIL TO FRONT ENTRANCE DOOR.

Location of Development
11 UPPER KINGSTON LANE SHOREHAM-BY-SEA WEST SUSSEX BN43 6TG

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 7th October 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
02/12/2013

SCHEDULE

Reasons for Granting Permission

01. The proposed development can take place without detriment to visual amenity or to the residential amenities of neighbouring properties. It would consequently not conflict with the saved 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. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing No. 0017/01 Plans and Elevations, Drawing No. 0017/03 Block Plan and Schedule of Works valid on 7th October 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 match in design, colour and texture those of the existing steps and building unless otherwise approved in writing by the Local Planning Authority.

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

Informatives / Notes to Applicant

01. 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.