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/0178/13

Details of Development
DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF A TWO STOREY PRE-MANUFACTURED FOUR BEDROOM HOUSE.

Location of Development
141 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 12th 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
05/04/2013

ADUR DISTRICT COUNCIL

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Richmond Road, Worthing, West Sussex, BN11 1LF
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the existing local urban environment and 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 Saved Adur Local Plan policies AG1, AH3, AH5, AH7 and the policies of 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. 02 titled Existing and Proposed Plans and Elevations dated 12-02-2013
Drawing No. 01 titled Existing Location Plan, Proposed Site Plan, and Context Elevation dated 12-02-2013

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

03. The dwellinghouse building hereby permitted shall not be occupied until the parking spaces and access facilities have been provided on site in accordance with the approved plans. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the premises concerned.

Reason: In the interests of amenity and highway safety in accordance with the core planning principles set out in the National Planning Policy Framework

04. In accordance with the approved plan the glazing as shown on those plans in the both side elevations of the new dwellinghouse building hereby permitted shall at all times be glazed with obscured glass.

Reason: To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan and the planning principles set out in the National Planning Policy Framework

05. The balcony hereby permitted shall not be used unless and until the obscure-glazed screens at the sides of the balcony have been installed in accordance with the approved plans. The screens so installed shall be retained at all times thereafter.

Reason: To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan and the planning principles set out in the National Planning Policy Framework

06. 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 development within Classes A, B, C and D of Part 1 of the Schedule shall be carried out at the approved dwelling without the prior approval of the local planning authority on an application in that behalf.

Reason: In the interests of amenity and the environment having regard to saved policy AH7 of the Adur District Local Plan and the planning principles set out in the National Planning Policy Framework

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.

02. 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

03. The developer is advised to contact Adur District Council environmental health for a demolition notice under the Building Act 1984 prior to any demolition taking place