Adur District Council

Planning, Regeneration and Wellbeing

Mr Howard Carter
100 Old Fort Road
Shoreham-By-Sea
West Sussex
BN43 5HB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0522/13

Details of Development
EXTENSIONS TO FRONT AND ROOF, PLUS OTHER ALTERATIONS, TO FORM A 3-STOREY FLAT-ROOFED DWELLING WITH FIRST AND SECOND FLOOR REAR TERRACES (AMENDMENT TO PLANNING PERMISSION ADC/0033/11)

Location of Development
100 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HB

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 29th April 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
04/07/2013

ADUR DISTRICT COUNCIL
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Ref: AWDM/0522/13

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 the saved policies of the Adur District Local Plan (AG1, AH7) or 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 external walls and roof of the extension and alterations hereby permitted shall be completed using those materials previously approved under planning permission reference ADC/0033/11

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

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

    Drawing Nos 1101/A/005/03, 1101/A/001/02, 1303/GA20, 1101/A/008/02, 1101/A/007/03, 1101/A/006/03, 1101/A/004/04, 1101/A/003/03 received 17 June 2013 and Drawing no. 1101/A/002/04 received 21 June 2013

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

04. The 2nd floor rear roof terrace hereby approved shall not be used until privacy screens have been installed on both sides of the terrace in accordance with the approved plans. The screens shall thereafter be retained.

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

05. 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 walls of the extension.

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

06. The window in the west side elevation of the extension hereby permitted (serving the stairwell) shall at all times be obscure-glazed and non-opening and it shall not subsequently be altered in any way.

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

Informatives / Notes to Applicant

01. Precautionary land contamination

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.

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.