Adur District Council

Planning, Regeneration and Wellbeing

Mr Patrick Rego
3 Katherine Way
Seaford
East Sussex
BN25 2UZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1528/12

Details of Development
FRONT DORMER AND ENLARGEMENT OF EXISTING REAR DORMER.

Location of Development
2 LARKE CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 6ED

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 3rd January 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
29/01/2013

ADUR DISTRICT COUNCIL
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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 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 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.*

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

    Drawing no: 2021-001 - received 3rd January 2013
    Drawing no. 2020-002 Rev A - received 3rd January 2013
    Drawing no. 2020-101 Rev A - received 3rd January 2013
    Drawing no. 2020-102 - received 3rd January 2013

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

04. The bathroom window in the gable of the bungalow shall be at all times obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed. 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.*

Cont…./

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. The applicant is advised that consent must be sought from the owner of the adjacent dwelling no. 1 Larke Close to attach the front dormer, hereby permitted, to the existing dormer at no. 1 Larke Close. Consent must be sought prior to commencement of works.