Adur District Council

Planning, Regeneration and Wellbeing

Mr Howard Kirby
H K Design
Brookdale
Station Road
Plumpton Green
Lewes
BN7 3BX

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0216/12

Details of Development
PART TWO-STOREY/PART SINGLE-STOREY PITCH-ROOFED REAR EXTENSION AND SINGLE-STOREY FRONT EXTENSION WITH ROOF BALCONY (INCLUDING WEST SIDE SCREEN)

Location of Development
177 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 16th February 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
16/03/2012

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 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 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 AH7 of the Adur District Local Plan.*

03. The first floor windows in the west and east side elevations of the rear extension shall be 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,) they shall not subsequently be altered in any way.

Reason: *To prevent over looking and to comply with AH7 of the Adur District Local Plan.*

04. Prior to commencement of use of the roof terrace hereby permitted the obscurely glazed privacy screens shall be erected in accordance with drawing no. 2149.04C and shall thereafter be retained.

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

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

Proposed Floor Plans - drawing no. 2149.03C - received 27th February 2012
Proposed Elevations - drawing no. 2149.04C - received 27th February 2012

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

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.