Adur District Council

Development Management

Mr Rex Adams
RJA Planning and Building Consultants Ltd
16 Greeenacres
Shoreham-By-Sea
West Sussex
BN43 5WY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0568/15

Details of Development
REPLACEMENT PORCH TO FRONT (SOUTH) ELEVATION.

Location of Development
17 HAWKINS CRESCENT SHOREHAM-BY-SEA WEST SUSSEX BN43 6TN

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 17th April 2015.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
08/06/2015

Adur District Council
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Ref: AWDM/0568/15

SCHEDULE

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. 15540-Loc Rev A, Title: Location & Block Plan, Date received: 1st June 2015
Drawing No. 15540-01 Rev B, Title: Proposed Floor Plan & Elevations, Date received: 1st June 2015
Drawing No. 15540-02, Title: Existing Floor Plan & Elevations, Date received: 17th April 2015

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

03. The external walls and roof(s) of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.

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

04. 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 shall be formed in the eastern side wall of the porch extension.

Reason: *To prevent overlooking and to comply with 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 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.