Adur District Council

Planning, Regeneration and Wellbeing

Mr Brian Thomas
Building Technical Services
64 Ellerslie Lane
Little Common
Bexhill-On-Sea
East Sussex
TN39 4LJ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1260/12

Details of Development
EXTENSION AT FIRST FLOOR LEVEL TO FORM NEW SELF-CONTAINED STUDIO FLAT RETAINING SELF-CONTAINED RESIDENTIAL TWO BEDROOM FLAT AT GROUND FLOOR LEVEL. DEMOLITION OF GARAGE TO PROVIDE TWO CAR PARKING SPACES AND OUTDOOR AMENITY AREA.

Location of Development
52A MIDDLE ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6GA

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 13th November 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
13/12/2012

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ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built up area and would help meet the need for additional housing without detracting from the existing local urban environment. It 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 with the relevant policies of the Adur District Local Plan (AG1, AH2)

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 AH2 of the Adur District Local Plan.*

03. 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 side walls of the extension.

    Reason: *To prevent overlooking and to accord with policy AH2 of the Adur District Local Plan.*

04. The development hereby permitted shall be completed in accordance with the following approved plans:-

    Location Plan - Received 13th November 2012
    Drawing No: 02/0511b revised Aug 12 Date Received: 13th November 2012
    Drawing No: 02/0511c revised Aug 12 Date Received: 13th November 2012
    Drawing No: 02/0511d revised Aug 12 Date Received: 13th November 2012
    Drawing No: 02/0511e revised Aug 12 Date Received: 13th November 2012

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

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05. Bonnet tiles shall be used to on the roof of the extension hereby permitted.

Reason: *In the interests of visual amenity and to accord with policy AH2 of the Adur District Local Plan.*

06. The window cills in the extension hereby permitted shall match those of the original dwelling house.

Reason: *In the interests of visual amenity and to accord with policy AH2 of the Adur District Local Plan.*

07. The parking spaces, refuse storage and individual amenity spaces as shown on drawing no. 02/0511b received 13th November 2012 shall be provided prior to the occupation of the additional flat hereby permitted and shall remain in place at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: *In the interest of highway safety and residential amenity and to accord with policy AH2 of the Adur District Local Plan.*

08. Visibility splays 2 metres x 2 metres shall be provided on each side of the vehicle access at its junction with the existing public highway. Thereafter, they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: *In the interests of highway safety.*

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 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.

03. The applicant is advised to contact the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR, (Tel no: 01243 642105) to obtain formal approval from the highway authority to carry out the pavement crossing works within the public highway.