Adur District Council

Planning, Regeneration and Wellbeing

Mrs Claire Haigh
Claire Haigh Associates Ltd
9 Kenton Road
Hove
East Sussex
BN3 4PG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1117/12

Details of Development
RAISING ROOF ON LINK DETACHED BUNGALOW TO CREATE FIRST FLOOR ROOMS AND FRONT BALCONY. ALTERATIONS TO ELEVATIONAL TREATMENT

Location of Development
15 EAST MEADWAY SHOREHAM-BY-SEA WEST SUSSEX BN43 5RF

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 September 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
08/11/2012

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

Ref: AWDM/1117/12

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. No development shall be carried out until samples of materials and finishes to be used for walls and roof including windows, doors, cladding, and balcony balustrade has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with such details.

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

03. There shall be no access from the first floor accommodation hereby permitted to the existing rear flat roof and this shall not at any time be used as a balcony or terrace and there shall be no access to the flat roof other than for maintenance purposes.

Reason: - *In the interests of visual and residential amenity and to accord with policy AH7 of the Adur District Local Plan.*

04. The first floor windows on the eastern elevation shall be fitted with obscure glazing and shall be permanently non-openable except that part which is above 1.7 metres above the floor of the room in which the window is installed and shall not be altered in any way.

Reason: - *In the interest of visual amenity and to accord 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 Plans CH505/004 Rev A – received 1st November 2012
Proposed elevations and Sections CH505/005 Rev A – received 1st November 2012
Proposed Section and Street Scene CH505/006 Rev A - received 1st November 2012

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