Adur District Council

Development Management

Mr Ben Whitby
BJW Architectural
15 West Street
Shoreham B Sea
West Sussex
BN43 5WF

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1697/15

Details of Development
ROOMS IN ROOF WITH FRONT DORMER TO WEST ELEVATION AND REAR DORMER WITH BALCONY TO EAST ELEVATION AND RAISING RIDGE HEIGHT BY 250MM. (RE-SUBMISSION OF AWDM/0831/15).

Location of Development
219 HARBOUR WAY SHOREHAM-BY-SEA WEST SUSSEX BN43 5HZ

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 19th November 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
13/01/2016

Ref: AWDM/1697/15

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. 05 titled BLOCK & Location PLAN date valid 19-11-2015
    Drawing No. 02 Rev D titled Plans & Elevations As Proposed date valid 19-11-2015

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

03. The external materials and finishes of the development hereby permitted shall 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.*

04. No use of the balcony shall occur until the obscure-glazed balcony screen has been erected in accordance with the approved drawings and the screen shall thereafter be retained as installed at all times.

    Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan and the core planning policies of the National Planning Policy Framework.*

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.