Adur District Council

Planning, Regeneration and Wellbeing

A W Rogers
40 Dawn Crescent
Upper Beeding
Steyning
BN44 3WH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1667/14

Details of Development
TWO-STOREY REAR EXTENSION TO REPLACE EXISTING CONSERVATORY.

Location of Development
33A OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5RL

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 2nd December 2014.

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
26/01/2015

ADUR DISTRICT COUNCIL
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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 titled Block Plan, date valid 02-12-2014
Drawing titled Site Plan, date valid 02-12-2014
Drawing No.14/976/03 titled: Proposed two storey rear extension roof, date valid 02-12-2014
Drawing No.14/976/02 titled: Proposed two storey rear extension roof, date valid 02-12-2014

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

03. The external walls and roof 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. The development hereby permitted shall be implemented and completed out in accordance with ALL flood proofing/resilience and resistance techniques as scheduled in the following documents:-

Householder and other minor extensions in Flood Zones 2 and 3, date valid 02-12-2014.
Flood proofing/resilience and resistance techniques 33a Old Fort Road, Shoreham, date valid 02-12-2014.

Reason: *To safeguard the health of future occupiers as the development falls within an area at risk of flooding, in accordance with the relevant policies of the National Planning Policy Framework.*

05. The rooflight in the east side elevation of the extension hereby permitted shall be glazed at all times with obscured glass.

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

06. 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 (other than as hereby approved) shall be formed above eaves height in the side elevations of the 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 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.