Adur District Council

Development Management

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/0746/15

Details of Development
ROOMS IN ROOF WITH BARN END GABLE TO SIDE AND FRONT AND REAR DORMERS. SINGLE-STOREY REAR EXTENSION TO WEST ELEVATION TO REPLACE EXISTING CONSERVATORY.

Location of Development
13 NEW BARN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6HN

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 18th May 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
09/07/2015

Adur District Council
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Ref: AWDM/0746/15

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 external facing materials of the extensions and alterations hereby permitted shall, prior to commencement of use of the extensions, be completed to match the materials of the existing building.

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

03. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (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 in the side walls of the extensions.

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

04. The windows in the side elevation of the extensions hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

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

05. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing number CH 679/001 entitled 'Location & Block Plans' deposited 18 May 2015
Drawing number CH 679/002 entitled 'Existing Plans' deposited 18 May 2015
Drawing number CH 679/003 entitled 'Existing Elevations & Sections' deposited 18 May 2015
Drawing number CH 679/004 rev A entitled 'Proposed Plans' deposited 18 May 2015
Drawing number CH 679/005 rev A entitled 'Proposed Elevations' deposited 18 May 2015

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

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.