Adur District Council

Development Management

Mr Rex Adams
RJA Planning & Building Consultants Ltd
16 Greenacres
Shoreham By Sea
West Sussex
BN43 5WY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0762/15

Details of Development
USE OF SOUTH FACING FLAT ROOF AS A ROOF TERRACE WITH PROPOSED STAINLESS STEEL AND GLASS BALUSTRADE

Location of Development
167 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HL

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 22nd 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
03/07/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

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 obscure-glazed screens at the sides of the proposed roof terrace shall be erected in accordance with the approved details prior to commencement of use of the roof terrace and shall thereafter be retained. For the avoidance of doubt the obscure glazed screens shall be 1.8m high for a length of 5.2m measured from the northern edge of the roof terrace and shall include the panel which drops from 1.8m to 1.1m high for a distance of a further 1.16m as shown on drawing no14518-04 Rev C received 30 June 2015.

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

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

    Drawing No 14518-04 Rev C received 30 June 2015
    Drawing No. 14518-Loc received 22 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.