Adur District Council

Planning, Regeneration and Wellbeing

Mr Phil Brigly
32 Lansdell Road
Mitcham
Surrey
CR4 2JE

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0874/12

Details of Development
FRONT EXTENSION AND REAR CONSERVATORY

Location of Development
8 THE CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 5AH

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 30th July 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
21/09/2012

ADUR DISTRICT COUNCIL
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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 saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Conditions

01. The works for which Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: *To comply with Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990.*

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

Site location plan – 30th July 2012
Drawing no. 11/066/03 – 30th July 2012
Drawing no. 11/06601B – 30th July 2012

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.*

Informatives / Notes to Applicant

01. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.