Adur District Council

Development Management

Mrs Katrina Wrigley
Alpha Design Sussex Ltd
3 Warminghurst Close
Ashington
West Sussex
RH20 3QD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1478/15

Details of Development
DEMOLITION OF EXISTING CONSERVATORY, SINGLE-STOREY REAR EXTENSION (INCLUDING SCREENED BALCONY OVER), HIP TO GABLE ROOF EXTENSION WITH ENLARGEMENT OF EXISTING REAR DORMER, AND NEW FRONT DORMER (RE-SUBMISSION OF AWDM/1161/14)

Location of Development
13 FOWEY CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 5HE

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 7th October 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
27/11/2015

PTO

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

    Drawing No. 2 titled Proposed Plans, date received 26-10-2015
    Drawing No. 3 titled OS maps, date valid 07-10-2015

    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. The first floor window in the north side elevation of the extension 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 balcony roof terrace shall not be used unless and until an obscure-glazed screen (1.75 metres in height above the balcony floor level and 3.6 metres in length) has been installed on the building in accordance with the approved plans, and the screen so installed shall be retained in situ thereafter.

    Reason: *To prevent overlooking and to comply with saved 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 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.

02. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

03. The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.