ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0377/10**

Mr Keith Lawton
Kel Commercial Ltd
88 Nevill Avenue
Hove
East Sussex
BN3 7NA

Details of Development
EXTENSION OF PITCHED ROOF (INCLUDING FRONT, REAR AND WEST SIDE DORMERS) TO FORM ADDITIONAL SINGLE-OCCUPANCY ENSUITE BEDROOMS (INCREASING NUMBER OF BEDROOMS FROM 21 TO 24)

Location of Development
58 ROSSLYN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6WP

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 2010.

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

01/12/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7).

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 walls and roof(s) 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 AH2 of the Adur District Local Plan.*

03. The dormer window in the west elevation of the extension 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.*

04. The development hereby permitted shall be carried out in accordance with the following approved plans date stamped received 7 October 2010:-

    Drawing Nos. 003 (Proposed Elevations), 004 (Proposed Floor and Roof Plans), 005 (Location and Block Plans)

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