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/0512/07

J Muitt
94 Greenacres
Shoreham-by-Sea
West Sussex
BN43 5XC

Details of Development
FRONT ELEVATION TO BE REBUILT WITH KITCHEN/BREAKFAST ROOM EXTENSION AND ROOMS IN THE ROOF INCLUDING FRONT DORMERS

Location of Development
HONEYMANS COTTAGE COOMBES ROAD LANCING WEST SUSSEX BN15 0RJ

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 21st August 2007.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

Your copy of the application, determined as above, is returned herewith for your records.

Keith Morgan
Planning Services Manager

26/09/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not have an adverse impact on the landscape of the surrounding Area of Outstanding Natural Beauty. It 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 (AC1-3, AC10, AH7, AT12) and the adopted West Sussex Structure Plan 2001-16 (LOC2, CH2, ERA1, DEV1, DEV4-5).

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 materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, 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 policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. The windows of the proposed extension shall match in all respects 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 policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*