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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/0512/08**

Mr Mark Barton
21 River Close
Shoreham By Sea
West Sussex
BN43 5YF

Details of Development
**REVISION TO PERMISSION ADC/0337/08 TO INCREASE HEIGHT OF GARAGE ROOF (RETROSPECTIVE)**

Location of Development
**21 RIVER CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 5YF**

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 23rd October 2008.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

09/03/2009

SCHEDULE

## Reasons for Granting Permission

01. The 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 policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (DEV1).

## Conditions

01. The external materials and finishes of the development hereby permitted shall, prior to commencement of its use, be completed to match in design, colour and texture those of the existing house 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.*

02. This permission relates to the application as amended by the revised plan received on 5 January 2009.

**Reason**: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the east side wall of the extension without the prior permission of the Local Planning Authority on an application in that behalf.

**Reason**: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. The garage hereby permitted shall be retained for parking at least one car and provision for access shall be made in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and there shall be no future alterations to the garage without the prior written consent of the Local Planning Authority.

**Reason**: *To ensure adequate provision for parking clear of the highway and in the interests of residential amenity to comply with policies DEV1, DEV4-5 of the West Sussex Structure Plan and policies AH7 of the Adur District Local Plan.*

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05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), within one month of erection of the proposed rear extension, a balustrade shall be erected across the second-floor French doors in the rear wall of the house to prevent access to the flat roof of the rear extension.

**Reason**: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

06. Before the garage hereby approved is first brought into use, a scheme of tree/shrub planting shall have been carried out along the eastern boundary of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Any trees or shrubs which within a period of five years from the implementation of the planting scheme die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reason**: *In the interests of visual amenity and the environment and to comply with policy AB26-27 of the Adur District Local Plan and DEV1 of the West Sussex Structure.*