Adur District Council

Planning, Regeneration and Wellbeing

Mr Robin Spence
Robin Spence Architects
7 Rosslyn Road
Shoreham-By-Sea
West Sussex
BN43 6WL

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0867/12

Details of Development
PROPOSED SIDE/REAR EXTENSION (EXISTING SIDE PROJECTION DEMOLISHED)

Location of Development
7 ROSSLYN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6WL

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 13th 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
26/09/2012

ADUR DISTRICT COUNCIL

Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed rear extension would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of No.5 and No.7 Rosslyn Road. 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 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 roof 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 AH7 of the Adur District Local 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 or west side wall of the extension.

Reason: *To prevent overlooking and to comply with saved AH7 of the Adur District Local Plan.*

04. This permission relates to the following approved plans:-

Drawing No: A-08	Date Received: 13.07.12
Drawing No: A-01B	Date Received: 13.07.12
Drawing No: A-02A	Date Received: 13.07.12
Drawing No: A-03B	Date Received: 13.07.12
Drawing No: A-04B	Date Received: 13.07.12
Drawing No: A-05B	Date Received: 13.07.12
Drawing No: A-06B	Date Received: 13.07.12
Drawing No: A-07	Date Received: 14.08.12

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