ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

# PLANNING PERMISSION

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

**APPLICATION NUMBER:
ADC/0349/10**

Mr Howard Carter
Thinkingspace Ltd
100 Old Fort Road
Shoreham By Sea
West Sussex
BN43 5HB

Details of Development
**SINGLE-STOREY SOUTH SIDE EXTENSION TO FORM STUDIO/THERAPY ROOM**

Location of Development
**2 FALCON CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 5HN**

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 3rd November 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

23/12/2010

## SCHEDULE

**Reasons for Granting Permission**

01. The proposed 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).

**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. No use of the vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. The requisite specification can be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham Common, Clapham, Worthing, West Sussex BN13 3UR. There shall be no drainage of surface water from the property onto the highway.

    **Reason**: *In the interests of highway safety.*

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace 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 saved policy AH2 of the Adur District Local Plan.*

04. The existing hedge on the southern boundary shall be retained as shown on drawing no. 1002/A/0904 Rev.01 and shall be protected for the duration of construction works in a manner to be agreed in writing with the Local Planning Authority before the development hereby approved commences. If any part of the hedge is removed without consent, dies, or is damaged or diseased during the construction period, it shall be replaced during the following planting season with a hedge of such size and species as may be agreed with the Local Planning Authority.

    **Reason**: *In the interests of visual amenity and to protect the character of the locality and to comply with saved policies AB25-27 of the Adur District Local Plan.*

PTO

05. The existing hedge on the western boundary shall be retained with the exception of the section to be removed to form the vehicular access. It shall be protected for the duration of construction works in a manner to be agreed in writing with the Local Planning Authority before the development hereby approved commences. If any part of the hedge is removed without consent, dies, or is damaged or diseased during the construction period, it shall be replaced during the following planting season with a hedge of such size and species as may be agreed with the Local Planning Authority.

**Reason**: *In the interests of visual amenity and to protect the character of the locality and to comply with saved policies AB25-27 of the Adur District Local Plan.*

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

Drawing nos. 1002/A/0903 (Site Plan) date stamped received 3 November 2010, 1002/A/0904 Rev.01 (Floor Plan as Proposed and Site Layout) date stamped received 22 December 2010, 1002/A/0906 (Elevations as Proposed) date stamped received 3 November 2010

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