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/0165/09**

Mr A W Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

Details of Development
**FIRST-FLOOR REAR EXTENSION (AMENDMENTS ADC/0355/08 TO PROVIDE A GABLED RATHER THAN HIPPED ROOF)**

Location of Development
**71 BEACH GREEN SHOREHAM-BY-SEA WEST SUSSEX BN43 5YE**

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 30th April 2009.

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

15/06/2009

## 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. The materials and finishes of the external walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing building.

    **Reason**: *In the interests of visual amenity and to comply with 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 (other than as hereby approved) shall be formed in the eastern and western side walls 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.*

04. The glazing in the external door to bedroom 3 shall at all times be glazed with obscured glass.

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

05. The balcony hereby approved shall be not be brought into use until a privacy screen has been erected in accordance with the approved plans.

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