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/0395/10**

Mr James Breckell
The Adur Business Centre
Little High Street
Shoreham By Sea
West Sussex
BN43 5EG

Details of Development
FORMATION OF ONE-BEDROOM FLAT AT SECONDFLOOR LEVEL INCLUDING PART-HIPPED GABLED REAR EXTENSION AND CONVERSION OF ROOF SPACE (WITH REAR DORMER AND FRONT ROOFLIGHTS)

Location of Development
5 EAST STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5ZE

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 14th October 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

07/12/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. 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 (AG1, AH2).

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 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.*

03. The rooflights hereby permitted shall be of a 'conservation' style, fitted flush with the roof plane with black painted metal frames and central glazing bar, in accordance with details to be submitted to and approved in writing by the local planning authority prior to their installation.

    Reason: *To preserve or enhance the Conservation Area having regard to policy AB4 of the Adur District Local Plan.*

04. The flat hereby permitted shall not be occupied until provision for secure, covered cycle storage has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for access and parking of cycles incidental to the use of the proposed development.

    Reason: *To reduce reliance on the private motor car in this town centre location.*

PTO

05. This permission relates to the following approved plans date stamped received 14 October 2010:-

Drawing No. 289 03 (Location Plan, Block Plan, Proposed Elevations, Proposed Floor Plans, Proposed Section)

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