ADUR
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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/0035/08

Mr Brian Thomas
4 Dales Close
Herstmonceux
Hailsham
East Sussex
BN27 4TJ

Details of Development
CONVERSION OF GROUNDFLOOR OFFICE TO SELF-CONTAINED STUDIO FLAT AND ADDITION OF SECONDFLOOR (WITH MANSARD ROOF) TO FORM MAISONETTE ON FIRST AND SECOND FLOORS

Location of Development
3 JOHN STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DL

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 29th January 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.

Keith Morgan
Planning Services Manager

08/04/2008

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) and the West Sussex Structure Plan 2001-16 (LOC1, NE1-2, CH1, ERA1, DEV1, DEV4-5).

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. Notwithstanding the materials schedule shown on the submitted drawings, the external materials for the development hereby approved shall consist of natural roof slates and timber windows and doors, in accordance with samples to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To preserve the character and appearance of the conservation area having regard to policy AB4 of the Adur District Local Plan and CH4 of the West Sussex Structure Plan.*

03. This permission relates to the amended plans received on 2 April 2008 and not to the plans originally submitted.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy DEV5 of the West Sussex Structure Plan.*