Adur District Council

Planning, Regeneration and Wellbeing

Mr Brent Huntley
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# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/1025/11

Details of Development
**Single-storey ground floor side extension**

Location of Development
**148 Old Fort Road Shoreham-By-Sea West Sussex BN43 5HL**

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 15th December 2011.

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
01/02/2012

PTO

ADUR DISTRICT COUNCIL
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## 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 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 AH7 of the Adur District Local Plan.*

03. The roof of the extension hereby permitted shall not be used as a balcony or roof terrace at any time without prior consent of the Local Planning Authority.

    **Reason**: *To protect the residential amenities of the occupiers of the adjacent dwelling and to accord with policy AH7 of the Local Plan.*

04. The extension hereby permitted shall be carried out in accordance with the following approved plans: -

    Site plan - Drawing no. 281/01 - received 15th December 2011
    Elevations as proposed - Drawing no. 281/16 revision A - received 15th December 2011
    Ground and First Floor Plans as Proposed - Drawing no. 281/15 revision B - received 15th December 2011

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