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/0540/08

Mr Rex Adams
RJA Planning And Building Consultants Ltd
16 Greenacres
Shoreham By Sea
West Sussex
BN43 5WY

Details of Development
EXTENSION TO AND PART CONVERSION OF GARAGE TO FORM A GARDEN ROOM AND WET ROOM

Location of Development
OLD SCANTLINGS 26 CHURCH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DQ

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 November 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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

02/01/2009

SCHEDULE

Reasons for Granting Permission

01. The proposal would preserve or enhance the character of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of the neighboruing properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of Adur District Local Plan (AG1, AB4, AH7) and the West Sussex Structure Plan 2001-16 (LOC1, CH4, DEV1, DEV5).

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 details on the plan submitted (08268-01 D) no development shall be carried out until a schedule and samples of materials and finishes to be used for the external walls, roof, windows and doors of the proposed extension has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AB9 and AB11 of the Adur District Local Plan and CH5 and DEV1 of the West Sussex Structure Plan.*

03. The garage area as indicated on the approved plan (08268-01 D) shall be retained and used only as a domestic garage for parking vehicles incidental to the use of the property as a dwelling and for no other purpose.

Reason: *In the interests of residential amenity and to ensure provision of adequate off-street parking space and to comply with policy AH7 of the Adur District Local Plan and DEV5 of the West Sussex Structure Plan.*