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/0416/10**

Mr Nicholas Rubins
8 Saint Matthews Road
Worthing
West Sussex
BN11 4AU

Details of Development
CONSERVATORY (FACING WILMOT ROAD) AND PORCH ON EAST SIDE

Location of Development
26 WILMOT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6BN

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 22nd 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

17/12/2010

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 AH2 of the Adur District Local Plan.*

03. The windows in the west side elevation of the conservatory hereby permitted shall be obscure-glazed and non-opening and they shall not subsequently be altered in any way.

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

04. This permission relates to the following approved plans date stamped received 13 December 2010:

    Drawing AA1-01B (Proposed Floor Plans and Elevations), Drawing AA1-02A (Site Plan and Block Plan)

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