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/0410/10**

Stephen Bromley Associates
5 West Street
Shoreham-by-Sea
W Sussex
BN43 5WF

Details of Development
**REAR CONSERVATORY**

Location of Development
**14 PARK AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 6PH**

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 21st 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

16/12/2010

**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 glazing in the north side elevation of the extension shall at all times be glazed with obscured glass and fixed to be permanently non-openable.

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

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

Existing and Proposed and elevations - received 21 October 2010.

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