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/0160/10**

Mr Bryan Melville
154 Old Fort Road
Shoreham-by-Sea
West Sussex
BN43 5HL

Details of Development
REAR BALCONY

Location of Development
154 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 4th May 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

21/06/2010

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 proposed balcony shall be constructed with a cedar timber frame work with glass balustrade panels unless otherwise agreed in writing with the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan.*

03. Notwithstanding the details on the approved plans, prior to commencement of use of the proposed balcony a 1.8m high obscurely glazed screen shall be erected on the easternmost side of the balcony, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and shall thereafter be retained at all times.

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

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

Balcony layout BWM3; Footings BWM2; and Balcony floor plan BWM4 date stamped received 04 May 2010.

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