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/0284/07

Turner Associates
19a Wilbury Avenue
Hove
East Sussex
BN3 6HS

Details of Development
EXTENSIONS TO EXISTING HOUSE, 2 STOREY TO FRONT (NORTH) ELEVATION, EXTENSION OVER GARAGE TO NORTH/WEST CORNER, SECOND FLOOR EXTENSION TO FRONT AND WEST SIDE WITH ALTERATIONS TO EXISTING ROOF TERRACE AND INTERNAL ALTERATIONS

Location of Development
32 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5RJ

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 11th May 2007.

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.

Peter Davies

Peter Davies
Head of Planning and Community

04/07/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7, AT12) and the adopted West Sussex Structure Plan 2001-16 (LOC1, CH1, ERA1, DEV1, DEV4-5).

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 accommodation 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 policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. No additional roof area shall be used as a balcony/terrace than that shown on the plan hereby approved.

Reason: *To limit scope for overlooking having regard to policies AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. Prior to commencement of works, details of the proposed balustrade shall be submitted to and approved by the Local Planning Authority and it shall be installed in accordance with such details as approved.

Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*