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/0587/08

Mr Keith Jones
Keith Jones Associates
Eden Studio
Holland Road
Steyning
BN44 3GJ

Details of Development
RAISE ROOF AND WALLS (BY 1 METRE) TO ENLARGE FIRST FLOOR

Location of Development
44 JOHN STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DN

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 17th December 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

27/01/2009

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, AB6, AH7) and the West Sussex Structure Plan (LOC1, DEV1, CH4).

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 walls and bargeboards of the proposed development shall 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 preserving and enhancing the character and appearance of the Conservation Area and to comply with policies AB6 of the Adur District Local Plan and DEV1 and CH4 of the West Sussex Structure Plan.*

03. The roof of the proposed development shall be completed in grey-black natural slates.

Reason: *In the interests of preserving and enhancing the character and appearance of the Conservation Area and to comply with policies AB6 of the Adur District Local Plan and DEV1 and CH4 of the West Sussex Structure Plan.*

04. The windows of the proposed extension shall match in all respects those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of preserving and enhancing the character and appearance of the Conservation Area and to comply with policies AB6 of the Adur District Local Plan and DEV1 and CH4 of the West Sussex Structure Plan.*

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