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/0214/10**

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

Details of Development
SIDE GABLE, ENLARGED REAR DORMER AND ENLARGED REAR ROOF TERRACE (AMENDMENT TO ADC/0065/09)

Location of Development
5 THE MARLINESPIKE SHOREHAM-BY-SEA WEST SUSSEX BN43 5RD

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 June 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

16/08/2010

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 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.*

03. Obscure-glazed screens 1.8m in height above the floor level of the rear roof terrace and 2.4m in length shall be erected on both sides of the rear roof terrace prior to commencement of use of the enlarged roof terrace and shall thereafter be retained.

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

04. Prior to commencement of construction of the enlargement on the west side of the dormer, the east side of the dormer shall have been reduced in size as shown on the amended plan 10/590/02 Rev. A.

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

05. The development hereby permitted shall be carried out in accordance with the following approved plans:-
    Location Plan date stamped received 21 June 2010
    Drawing No. 10/590/02 Rev.A (Floor plans and Elevations as proposed) date stamped received 9 August 2010.

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