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/0443/10**

Mr Peter Walford
Loft Design Services
2 Chevening Road
Chevening Village
Sevenoaks
Kent
TN14 6HG

Details of Development
SINGLE-STOREY REAR EXTENSION AND ADDITIONAL ROOMS IN ROOF (WITH SIDE GABLE, EXTENDED REAR DORMER AND SECOND FRONT DORMER)

Location of Development
14 GARDEN CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 6BR

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 15th November 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

07/01/2011

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 window in the side elevation of the gable extension hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

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

04. This permission relates to the following approved plans date stamped received 15 November 2010:-

Drawing No. AB/01 (Proposed Plans and Elevations); AB/02 (Site Location Plan and Block Plan).

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