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/0273/09**

Richard Little
34 Robertson Road
Brighton
East Sussex
BN1 5NL

Details of Development
SINGLE STOREY REAR EXTENSION TO REPLACE EXISTING EXTENSION. (EXISTING GARAGE DEMOLISHED AND NEW GARAGE AND VEHICULAR ACCESS CONSTRUCTED AS 'PERMITTED DEVELOPMENT')

Location of Development
35 DOWNLAND AVENUE SOUTHWICK BRIGHTON WEST SUSSEX BN42 4RL

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 20th July 2009.

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

10/09/2009

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, 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. This permission relates to the amended plans received on 1 September 2009 and not to the plans originally submitted.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH7 of the Adur District Local Plan.*

03. The materials and finishes of the external walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing building.

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