ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0299/09**

Mr Ben Whitby
15 West Street
Shoreham-by-Sea
West Sussex
BN43 5WF

Details of Development
TWO REAR DORMERS AND SINGLE-STOREY EXTENSION TO SOUTH SIDE OF REAR PROJECTION

Location of Development
15 WEST STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5WF

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 3rd August 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

22/09/2009

SCHEDULE

Reasons for Granting Permission

01. The proposed development would preserve the character and appearance of the Conservation Area 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, AB4, 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 plan received on 4 September 2009 and not to the plan originally submitted.

    Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AB4 of the Adur District Local Plan.*

03. The materials and finishes of the external walls and roof of the rear 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.*

04. No development shall be carried out unless and until a schedule of materials and finishes to be used for the two rear dormers has been submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with policy AB4 of the Adur District Local Plan.*

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the south side wall of the groundfloor extension without the prior permission of the Local Planning Authority on an application in that behalf.

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