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/0246/09**

Mr Alan Scarratt
Alan Scarratt Architectural Services
33 Hurley Road
Worthing
West Sussex
BN13 2PA

Details of Development
TWO STOREY EXTENSION (REVISED RESUBMISSION OF ADC/0477/08)

Location of Development
RIVERSIDE COTTAGE STEYNING ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5FH

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 2nd 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

19/08/2009

SCHEDULE

Reasons for Granting Permission

01. The proposed extension is designed and sited so as not to detract from the appearance of the cottage or the landscape of the Sussex Downs AONB. Having regard to the need for additional accommodation, it does not conflict materially with the policies of the Adur District Local Plan (AG1, AC1, AC2-3, AH7) or with PPS7.

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 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 original cottage.

    Reason: *In the interests of visual amenity and to comply with policies AC2-3 and AH7 of the Adur District Local Plan.*

03. 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), the proposed dwelling shall not be further extended or any other buildings erected on the application site (as outlined in red on the 1:1250 scale location plan) unless permission is granted by the Local Planning Authority on an application in that behalf.

    Reason: *In the interests of amenity and the environment and to comply with policies AC2-3 of the Adur District Local Plan.*