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/0038/10**

Mr Robert Dean
Robert Dean Architecture
4 Kingston Bay Road
Shoreham By Sea
West Sussex
BN43 5HP

Details of Development
GROUNDFLOOR EXTENSION ON NORTH SIDE (INCLUDING INTEGRAL DOUBLE GARAGE) WITH BEDROOM AND ROOF TERRACE ABOVE AND NEW GABLED ROOFS WITH HIGHER RIDGE LINE (TO PROVIDE FURTHER BEDROOM AND BATHROOM) AND REAR BALCONY

Location of Development
227 HARBOUR WAY SHOREHAM-BY-SEA WEST SUSSEX BN43 5HZ

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 11th February 2010.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

08/04/2010

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 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.*

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external garage doors and rear balcony balustrade have been submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan.*

04. The development hereby permitted shall be carried out in accordance with the approved FRA dated received 7 April 2010.

    Reason: *To reduce the risk of flooding to the proposed development and future occupants, and to comply with PPS25 and policy NRM4 of the South East Plan.*

05. The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed roof plan (10) 205; Proposed floor plans (10) 204; Proposed elevations (10) 203, date stamped received 7 April 2010.

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