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/0076/08

R J Reynolds
82 Greenacres
Shoreham By Sea
West Sussex
BN43 5XL

Details of Development
TWO-STOREY REAR EXTENSION (TO INCLUDE GROUNDFLOOR ACCOMMODATION FOR ELDERLY PERSON AND CARER WITH BEDROOM ABOVE)

Location of Development
80 HAMMY LANE SHOREHAM-BY-SEA WEST SUSSEX BN43 6BJ

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 5th February 2008.

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.

Keith Morgan
Planning Services Manager

12/03/2008

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) and the West Sussex Structure Plan (LOC1, DEV1).

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. 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 eastern elevation of the 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 AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. This permission relates to the amended plans (Rev.A) received on 20 February 2008 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 DEV1 of the Adur District Local Plan and AH7 of the West Sussex Structure Plan.*

04. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation 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 policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*