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/0460/10**

Paul Trussler
44 Firle Road
Lancing
West Sussex
BN15 0NZ

Details of Development
REPLACEMENT FOUR-BEDROOM CHALET-STYLE DWELLING WITH INTEGRAL GARAGE AND FRONT BALCONY (INSTEAD OF EXTENDING EXISTING DWELLING AS PREVIOUSLY PERMITTED)

Location of Development
161 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HL

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 25th November 2010.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

20/01/2011

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2).

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 external materials and finishes of the development hereby permitted shall, prior to commencement of use of the rebuilt dwelling, be completed in accordance with the details shown on the approved plan and with the roof tiles coloured grey unless otherwise approved in writing by the Local Planning Authority.

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

03. The rear study window to a height of 1.2m (above the floor level of the study) shall at all times be glazed with obscured glass and fixed to be permanently non-openable.

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

04. Unless otherwise approved in writing by the Local Planning Authority, a 1.8m high close-boarded fence shall be erected on the west side boundary where it is adjacent to the proposed decking, prior to commencement of construction of the decking and thereafter retained.

    Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

05. The development hereby permitted shall be carried out in accordance with the following approved plans:

OS Sitemap; Drawing No's 210/410/1 (Existing plans); 210/410/2 (Proposed Floor Plans); 210/410/3 (Proposed Elevations); 210/410/4 (roof plan, etc); 210/410/5 (Block Plan); and 210/410/6 (Proposed cross section) all date stamped received 25 November 2010.

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