ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010

APPLICATION NUMBER:
ADC/0485/10

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

Details of Development
REAR EXTENSION AND ROOMS IN ROOFSPACE (INCLUDING ROOF EXTENSIONS WITH FRONT AND REAR PART-HIPPED GABLES)

Location of Development
1 MARDYKE SHOREHAM-BY-SEA WEST SUSSEX BN43 5LL

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 14th December 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

21/03/2011

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and, as amended, 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 external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace 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 saved policy AH7 of the Adur District Local Plan.*

03. The 4 rooflights in the southern roofslope and the rearmost rooflight in the northern roofslope shall be positioned a minimum of 1.7 metre above the finished floor level of the first floor of the dwelling as shown on the cross-section plan received on 21 February 2011 and the 4 rooflights in the southern roofslope shall be obscure-glazed in perpetuity.

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

04. 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 (other than as hereby approved) shall be formed at first-floor level in the walls or roof of the building.

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

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

AS.592.1B (Floor plans) received on 26 January 2011; AS.592C (Amended elevations) received 16 March 2011; and AS.592 Cross section received on 21 February 2011.

Reason: *For the avoidance of doubt and in the interests of residential amenity.*