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/0694/07

J Muitt MIAS, MCIOB
94 Greenacres
Shoreham By Sea
West Sussex
BN43 5XL

Details of Development
SINGLE-STOREY REAR EXTENSION AND CONSERVATORY (GARAGE DEMOLISHED)

Location of Development
19 NEW BARN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6HN

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 15th November 2007.

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

20/12/2007

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. 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.*

03. The extension shall not be occupied until the parking space and access facilities shown on the submitted plans have been provided in accordance with the approved plans, and such provision shall thereafter be kept available at all times for parking vehicles incidental to the use of the property as a dwelling.

Reason: *To ensure adequate provision for off-street parking and to comply with policy AH7 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*