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/0008/10**

Mr Keith Lawton
KEL Commercial Ltd
88 Nevill Avenue
Hove
East Sussex
BN3 7NA

Details of Development
ENLARGED REPLACEMENT SINGLE-STOREY EAST SIDE/REAR EXTENSION TO PROVIDE ENLARGED DINING ROOM AND BEDROOMS WITH ENSUITE FACILITIES (INCREASING TOTAL NUMBER OF BEDROOMS FROM 19 TO 21)

Location of Development
58 ROSSLYN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6WP

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 January 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

05/03/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the existing local urban environment and 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, AH10).

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 existing hedge along the eastern boundary shall be retained permanently. It shall be protected for the duration of construction works in a manner to be agreed with the Local Planning Authority before the development commences and shall not be damaged, destroyed, uprooted, lopped or topped. Any part of the hedge removed without consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the following planting season with hedging of such size and species as may be agreed with the Local Planning Authority.

    Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with policy AB25 of the Adur District Local Plan.*

03. 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 AH10 of the Adur District Local Plan.*

04. The development hereby permitted shall be carried out in accordance with the following approved plans: 0434 / 004 Rev B proposed elevations; and 0434 / 003 Rev B proposed floor plans date stamped received 2 March 2010.

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

PTO

05. No windows or other openings whatsoever shall be formed in the east wall 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 AH10 of the Adur District Local Plan.*