ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0021/10**

Mr John Butterfield
Pear Tree Cottage
Nash Lane
Scaynes Hill
West Sussex
RH17 7NJ

Details of Development
TWO-STOREY FRONT EXTENSION WITH DORMER; FIRST-FLOOR REAR EXTENSION; RECONSTRUCTED GROUNDFLOOR REAR EXTENSION; AND GARAGE/UTILITY ROOM ATTACHED TO NORTH SIDE

Location of Development
4 RAVENSBOURNE AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 6AB

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 27th 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

09/03/2010

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).

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.*

03. The windows in the rear elevation of the extension (shown as serving a bathroom and en-suite) shall at all times be glazed with obscured glass and fixed to be permanently non-openable with the exception of a small top-hung opening light details of which shall be submitted to and approved in writing by the Local Planning Authority prior to its installation.

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

04. The development hereby permitted shall be carried out in accordance with the following approved plans date stamped received 27 January 2010:
    Location Plan, Block Plan, Proposed Floor Plans and Elevations.

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