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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/0350/08

Mr Derek Wade
D W Planning
59 Sadlers Way
Ringmer
Lewes
East Sussex
BN8 5HG

Details of Development
SINGLE-STOREY REAR EXTENSION AND ALTERATIONS, HEIGHTENING OF EXISTING BOUNDARY WALL TO 1.995 METRES (FROM 1.776 METRES)

Location of Development
29 CHURCH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DQ

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 28th July 2008.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

04/09/2008

SCHEDULE

Reasons for Granting Permission

01. The proposals would preserve the character and appearance of the Conservation Area and would not detract from the setting of the nearby listed buildings. They can take place without adversely affecting the residential amenities of nearby dwellings and, although the rear courtyard of the property would be reduced to a very small size, this would cause no material harm to living conditions and not be out of keeping in this town centre location. The proposal consequently accords with the relevant policies of the Adur Dsitrict Local PLan (AB4, AB11, AH7) and the West Sussex Structure Plan 2001-16 (CH4-5, 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. The raising of the flint boundary wall shall be constrcuted with flints and mortar to match the original flint wall construction and its top shall be finished in half round rubbed mortar with its overall height not exceeding 1.995m above the level of the adjacent public footpath.

Reason: *To preserve the character of the Conservation Area and to comply with policy AB4 of the Adur District Local Plan and CH5 and DEV1 of the West Sussex Structure Plan.*

03. Notwithstanding the details shown on the submitted plans, the roof of the extension shall be covered with clay peg tiles to match the existing house. No development shall be carried out unless and until a sample of the proposed roof tiles for the extension has been submitted to and approved in writing by the Local Planning Authority.

Reason: *To preserve the character of the Conservation Area and to comply with policy AB4 of the Adur District Local Plan and CH5 and DEV1 of the West Sussex Structure Plan.*