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/0319/09**

Mr Howard Carter
Thinking Space Ltd
2 Whites Grounds
Bermondsey
London
SE1 3AX

Details of Development
NEW BOUNDARY WALL AND GREENHOUSE TO FRONT, AND REVISIONS TO ADC/0021/07 INCLUDING SIDE SCREENS, SOLAR PANELS, ADDITIONAL ROOFLIGHTS AND WINDOWS

Location of Development
100 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HB

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 12th August 2009.

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

19/10/2009

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 tree screens hereby permitted shall be removed on or before 30 April 2012.

Reason: *Permission would not normally be granted for such development and is only permitted exceptionally, having regard to policies AG1 and AH7 of the Adur District Local Plan.*

02. This permission relates to the application as amended by the revised plans of the tree screens 015/01 and 0020/00 received on 25 September 2009.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policies AG1 and AH7 of the Adur District Local Plan.*

03. A privacy screen on the west side of the balcony shall be erected within 2 months of the date of this permission in accordance with revised details to be submitted to and approved in writing by the LPA and it shall thereafter be retained.

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

04. The greenhouse, and the timber tree screens shall not be erected until further details of their materials and design have been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity having regard to policies AG1 and AH7 of the Adur District Local Plan.*

PTO

05. Prior to the commencement of use of the greenhouse hereby permitted, an evergreen hedge of a species to be agreed in writing by the Local Planning Authority shall be planted along the northern side of the proposed greenhouse, and shall be grown to a height of not less than 1.95m above existing ground level and thereafter maintained at such height. Any parts of the hedge which die within a period of 5 years from planting shall be replaced in the next planting season.

Reason: *In the interests of visual amenity having regard to policies AG1 and AH7 of the Adur District Local Plan.*