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/0268/10**

Mr Ben Whitby
15 West Street
Shoreham By Sea
West Sussex
BN43 5WF

Details of Development
SINGLE-STOREY SIDE EXTENSION WITH PITCHED ROOF AND INTERNAL ALTERATIONS

Location of Development
26 RIVERSIDE ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5RB

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 26th July 2010.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

08/09/2010

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 development shall incorporate flood mitigation measures as detailed in the submitted Flood Risk Assessment.

    Reason: *To reduce any flood risk in accordance with advice in PPS25.*

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the east side 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 AH7 of the Adur District Local Plan.*

05. This permission relates to the following approved plans date stamped received 26 July 2010
    1:1250 Scale Site Location Plan, Dwg. No. 02 Rev. F (Plans and Elevations as Proposed)

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