Adur District Council

Planning, Regeneration and Wellbeing

Paul Trussler
44 Firle Road
Lancing
West Sussex
BN15 0NZ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0087/12

Details of Development
FRONT DORMER WITH PITCHED ROOF, AND WEST SIDE BALCONY EXTENSION OVER EXISTING LIVING ROOM (REAR DORMER EXTENSION TO BE BUILT AS 'PERMITTED DEVELOPMENT')

Location of Development
7 THE MARLINESPIKE SHOREHAM-BY-SEA WEST SUSSEX BN43 5RD

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 19th January 2012.

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
19/03/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The west side balcony extension would allow for more overlooking of the adjacent garden areas but would be screened from direct views of neighbouring windows to the west, however in light of the existing balcony, it is not considered that this would result in a loss of privacy which would be significantly different from what currently exists. The proposed front dormer window would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of the neighbouring properties. It would consequently not conflict with the saved 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 tile hanging of the dormer hereby permitted shall match the colour of the existing roof tiling.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

03. Prior to the use of the balcony extension hereby approved, an obscurely glazed or other such visibility screen 1.7m in height above the finished useable floor level of the balcony shall be erected along the entire west side, unless otherwise agreed in writing by the Local Planning Authority.

Reason: *In the interests of privacy and to comply with 'saved' policy AH7 of the Adur District Local Plan.*

04. This permission relates to the following approved plans:-

Drawing No: 1:1250 Site Location Plan. Date Received: 19.01.12
Drawing No: 212/433/6 Date Received: 19.01.12
Drawing No: 212/433/3 Date Received: 19.01.12
Drawing No: 212/433/5 Date Received: 19.01.12
Drawing No: 212/433/4 Date Received: 19.01.12

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