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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/0371/06**

Derek Hammond Architect
7 Mill Hill Drive
Shoreham By Sea
West Sussex
BN43 5TJ

Details of Development
**DEMOLITION OF EXISTING 2-STOREY SIDE EXTENSION AND REPLACEMENT WITH ATTACHED 2-STOREY BUILDING TO PROVIDE 2 SELF-CONTAINED ONE-BEDROOM FLATS WITH PARKING AT FRONT**

Location of Development
**92 FRESHBROOK ROAD LANCING WEST SUSSEX BN15 8DA**

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 9th November 2006.

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.

[redacted]

Peter Davies
Head of Planning and Community

27/04/2007

## SCHEDULE

**Reasons for Granting Permission**

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2, AH5, AT12, AT13) and the adopted West Sussex Structure Plan 2001-16 (LOC1, NE1-2, CH1, ERA1, DEV1, DEV4-5).

**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 building hereby permitted shall not be occupied until provision for parking of one car and two cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for parking of one vehicle and cycles incidental to the use of the proposed development.

**Reason**: *To ensure adequate provision for parking clear of the highway and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

03. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for temporary parking and loading/unloading of all Contractors vehicles, and for Contractors buildings, plant, and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site.

**Reason**: *In the interests of highway safety and amenity and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

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04. 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 and DEV1 of the West Sussex Structure Plan.*

05. This permission relates to the amended plans received on 23 January 2007 and not to the plans originally submitted.

**Reason**: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policies AH2 _ AT12 of the Adur District Local Plan and DEV1 and DEV4 of the West Sussex Structure Plan.*

06. The glazing in the east and west sides of the south-facing bay windows shall at all times be glazed with obscured glass and fixed to be permanently non-openable.

**Reason**: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

07. 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 building without the prior permission of the Local Planning Authority on an application in that behalf.

**Reason**: *To prevent overlooking and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*