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/0109/10**

Mr James Breckell
James Breckell Architects
Adur Business Centre
Little High Street
Shoreham By Sea
West Sussex
BN43 5EG

Details of Development
NEW BUILD 5-BEDROOM DETACHED HOUSE (TO REPLICATE SAME APPEARANCE AS PREVIOUS APPLICATION ADC/0415/09)

Location of Development
124 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HL

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 6th April 2010.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

30/04/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would not detract 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).

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 consist of:

    - First two courses of brickwork in Staffordshire blue stock brick;
    - Ground floor, first floor and second floor in white painted render, other than for the ground floor projecting garage and study which are to be in Ibstock Firebourne glazed bricks 440mm x 215mm, colour Natural Blue 0361;
    - Windows and rainwater goods to be in painted aluminium, colour RAL 7016 Anthracite grey;
    - Parapet walls to have re-constituted stone copings; and
    -Balustrading to be toughened glass,
    unless otherwise approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan.*

03. 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 (other than as hereby approved) shall be formed in the east or west side walls 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.*

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04. The glazing in the east and west side elevations of the dwelling shall at all times be of obscured glass.

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

05. The first floor rear balcony hereby approved shall not be used until privacy screens have been erected on its western and eastern ends in accordance with the approved plans. Such screens shall be permanently retained thereafter.

Reason: *To protect the privacy of the adjoining occupiers having regard to policy AH7 of the Adur District Local Plan.*

06. The development hereby permitted shall be carried out in accordance with the following approved plans: 268/10 & 268/11 dated January 2010 and received by the Council on 06 April 2010.

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