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/0123/08**

Mr Alan Saunders
22 Beach Green
Shoreham-by-Sea
West Sussex
BN43 5YG

Details of Development
REPLACEMENT OF EXISTING FIRST FLOOR WINDOW WITH UPVC DOUBLE DOORS AND CONSTRUCTION OF TIMBER BALCONY AND ACCESS STAIRS TO REAR GARDEN

Location of Development
22 BEACH GREEN SHOREHAM-BY-SEA WEST SUSSEX BN43 5YG

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 3rd March 2008.

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.

Keith Morgan
Planning Services Manager

09/04/2008

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) and the West Sussex Structure Plan (LOC1, DEV1).

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. No development shall be carried out unless and until details of the materials and finishes to be used for the proposed balcony has been submitted to and approved in writing by the Local Planning Authority and work carried out in accordance with such details.

Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*