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/0124/08**

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 36WH

Details of Development
**SINGLE-STOREY SIDE AND REAR EXTENSIONS AND CONVERSION OF GARAGE TO STUDY**

Location of Development
**12 THE DRIVE SHOREHAM-BY-SEA WEST SUSSEX BN43 5GB**

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 4th 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

28/04/2008

## 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. 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.*

03. The window in the north side elevation of the rear extension shall at all times be glazed with obscured glass unless, prior to occupation of the proposed extension, a 2 metre high screen fence is erected on the northern side boundary for a distance of 8 metres from the rear of the adjacent garage and thereafter retained permanently.

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

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 north side wall of the garage 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 and DEV1 of the West Sussex Structure Plan.*