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/0176/10**

Roger Fagg Architects Ltd
14c Fourth Avenue
Hove
East Sussex
BN3 2PH

Details of Development
PART TWO-STOREY/PART SINGLE-STOREY REAR EXTENSION, FIRST-FLOOR SIDE EXTENSION, REAR DORMER, AND FRONT PORCH

Location of Development
77 GREENWAYS CRESCENT SHOREHAM-BY-SEA WEST SUSSEX BN43 6HR

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 17th May 2010.

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

30/06/2010

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).

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.*

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 north or south walls of the 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.*

04. The first floor windows in the south side elevation shall at all times be glazed with obscured glass and fixed to be permanently non-openable with the exception of a small top-hung opening light details of which shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

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

PTO

05. The development hereby permitted shall be carried out in accordance with the following approved plans, date stamped received 17 May 2010:

Drawing No. RFA09/124/OS (Location and Block Plan)
Drawing No. RFA09/124/11A (Proposed Floor Plans and Elevations)
Drawing No.RFA09/124/12A (Proposed Second Floor Plan)

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