From: Carlos Hone
Sent: 11 November 2009 14:51
To: 'teamp9@pins.gsi.gov.uk'
Subject: APP/Y3805/A/09/2109169/WF
Attachments: ADC016909 decision notice.pdf; ADC016909 Approved garage.pdf; ADC016909 Approved balcony.pdf

Dear Ms C Evans,

I would be grateful if you could pass on the attached documents to the Inspector dealing with the above case - M Thomas Barrister-at-Law.

FAO Ms .M Thomas,

Further to our discussions with Mr Andrews this morning at 42 Old Fort Road, during the accompanied site visit.

Please find attached as requested the Approved planning application information (ADC/0169/09) for a front projecting garage and rear balcony at 42 Old Fort Road, Shoreham-by-Sea.

Should you require further information please contact me directly.

Yours sincerely

Carlos Hone.

Carlos Hone – **Planning Officer** | Planning Regeneration and Wellbeing, Adur District Council
Location: Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR
Internal: 63216 | External: 01273 263216 | E-mail: carlos.hone@adur.gov.uk

ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0169/09**

Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
West Sussex
RH20 2RF

Details of Development
FRONT/SIDE EXTENSION TO GARAGE AND FIRSTFLOOR REAR BALCONY (PARTIALLY ON POSTS) WITH 1.8M HIGH SIDE SCREENS

Location of Development
42 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5RJ

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 28th April 2009.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

17/06/2009

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.

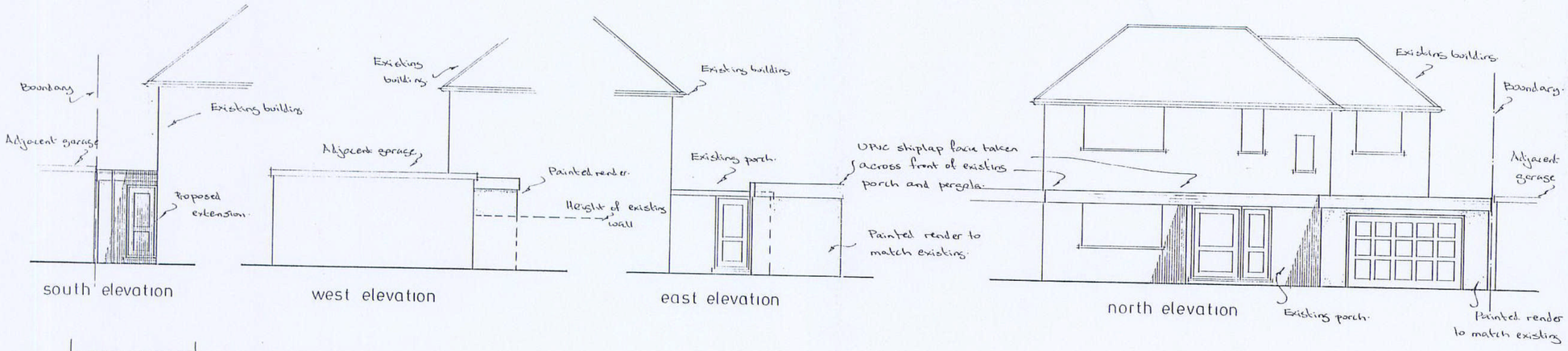
    Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

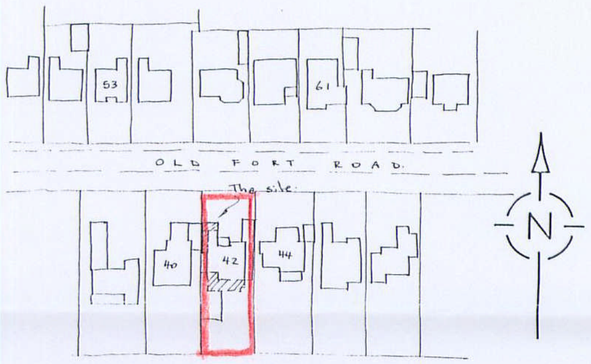
02. The materials and finishes of the external walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing building.

    Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan.*

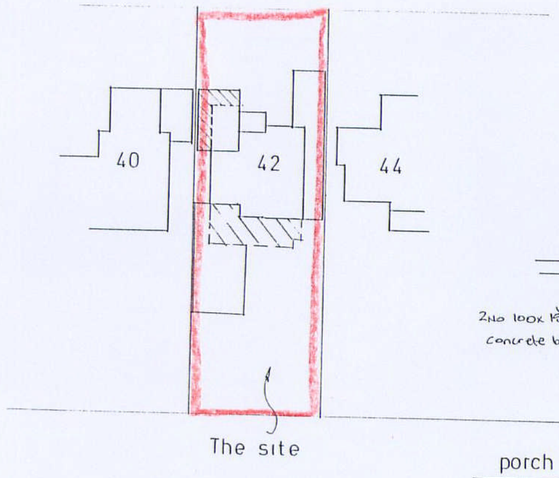
03. The balcony hereby approved shall not be used until privacy screens have been erected on its western and eastern ends in accordance with the approved plans. Such screens shall be permanently retained thereafter.

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

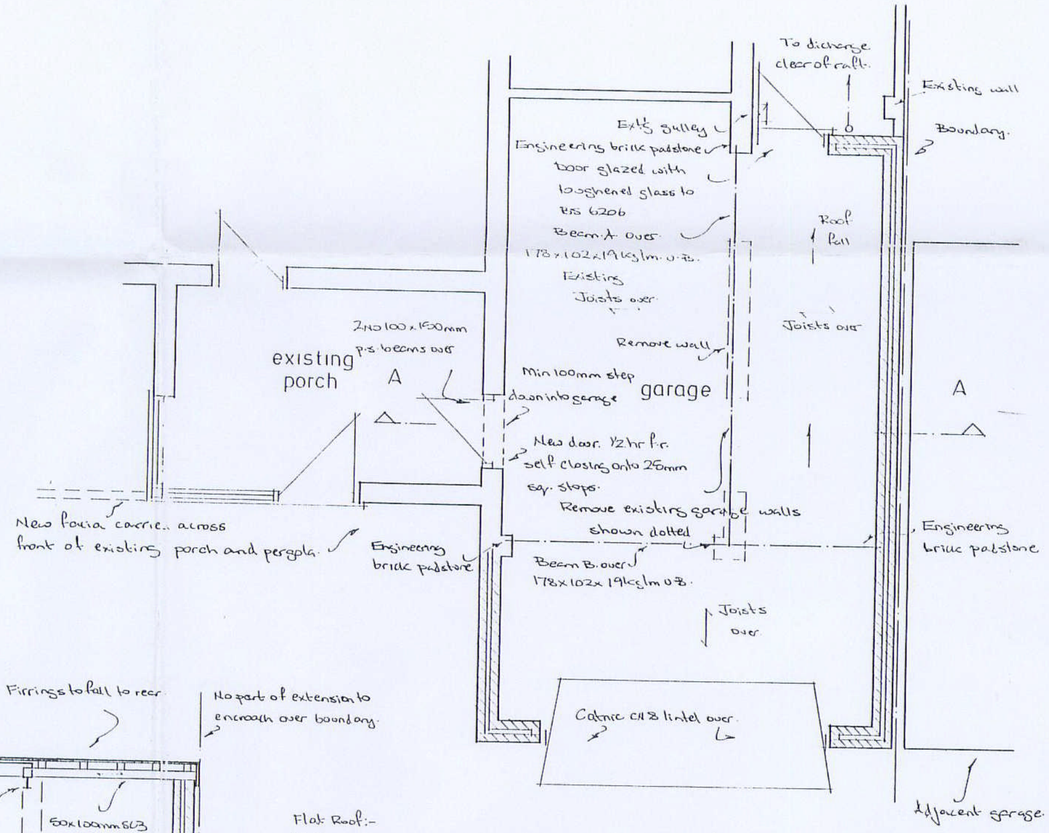


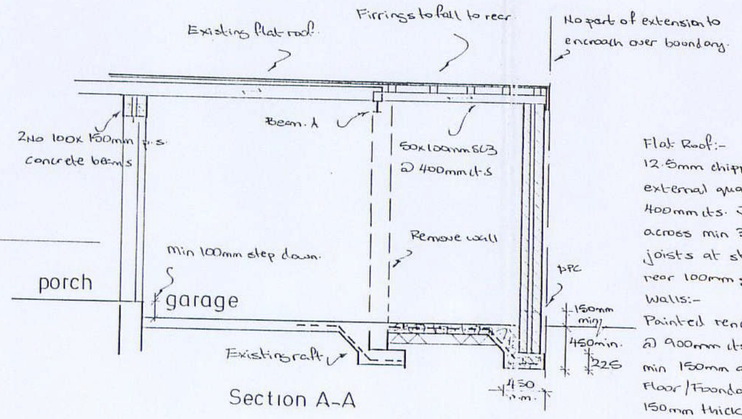


Site Plan 1:1250



Block Plan 1:500





Section A-A

Flat Roof:-
12.5mm chippings bedded in bitumen on three layer felt to BS 747 laid to CP 144 on 18mm external quality ply on firrings to provide 1:60 fall on 50x100mm SC3 grade joists @ 400mm cts. Joists strapped to walls using 30x5mm m.s. straps @ 2.0m cts. straps taken across min 3No joists where joists run parrallel with walls. Provide solid noggings between joists at strap positions. Flat roof felts to lap min 450mm with existing UPVC facia with rear 100mm gutter and 63mm ø downpipe taken into beach to discharge clear of raft.

Walls:-
Painted render on two leaves 100mm Thermalite blockwork. 50mm cavity with m.s. wall ties @ 900mm cts horizontally, 450mm cts vertically and 225mm cts at reveals. Horizontal dpc min 150mm above ground level.

Floor/Foundations:-
150mm thick concrete base thickened at edge as shown on section and reinforced with A193 BRC mesh. 150mm well consolidated hardcore or beach below slab. Final size/depth of foundations to suit site conditions.

Notes:
1 ~~No dimensions to be scaled from this drawing.~~

No.	Revisions	Date

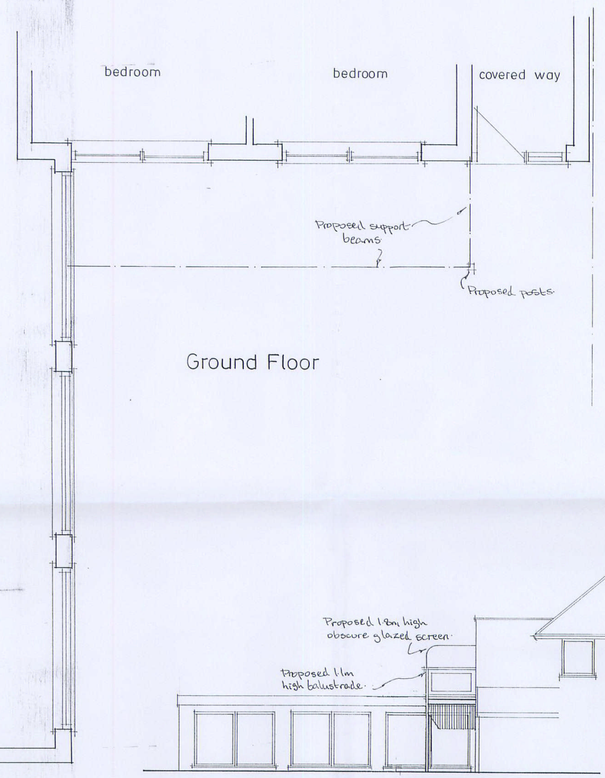
Client
Mr. M. Isaacs

ADUR DISTRICT COUNCIL PLANNING DIVISION
PLAN No. Adolaida
28 APR 2009

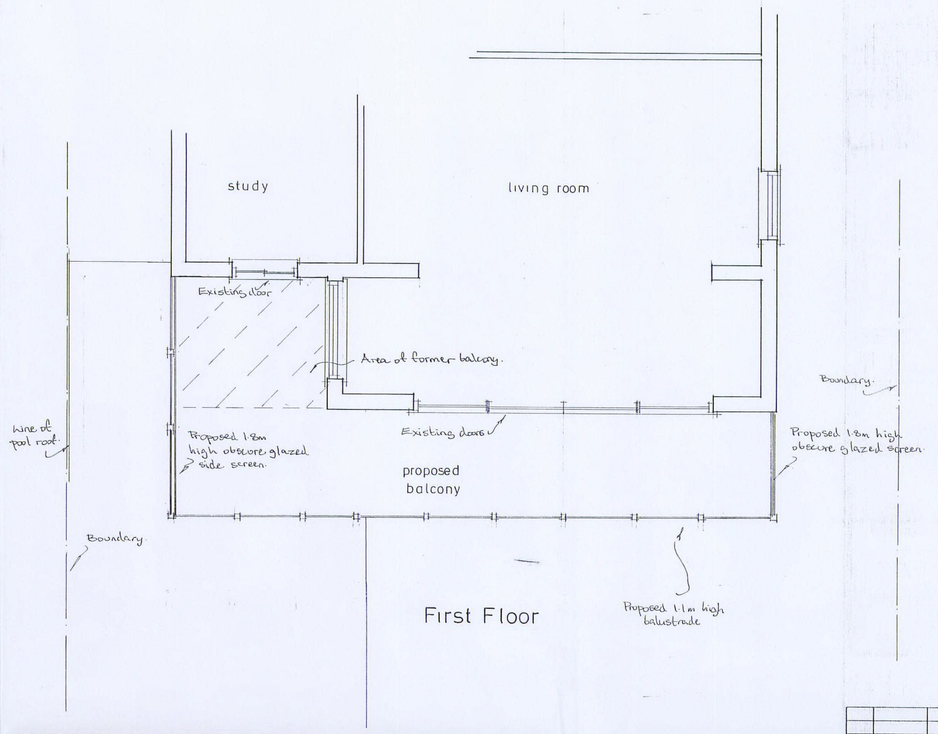
Project
Proposed Garage Extension.

42 Old Fort Road, Shoreham Beach.

Drawn by	Scale 1:50 1:100
Date	Checked by
Drg. No. 457/01	Rev.

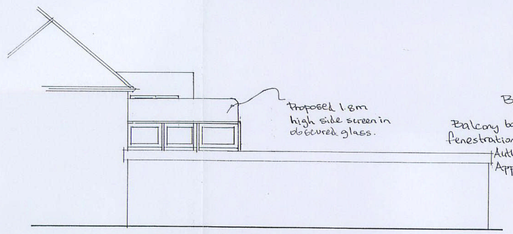


Ground Floor

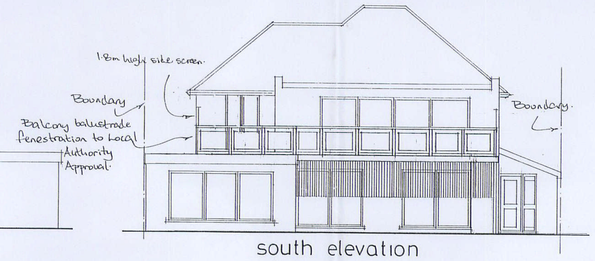


First Floor

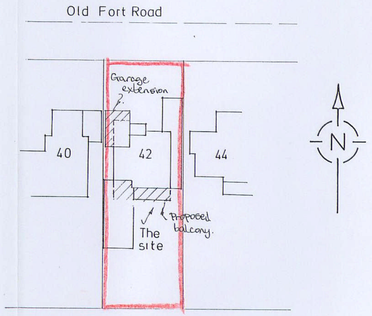
east elevation



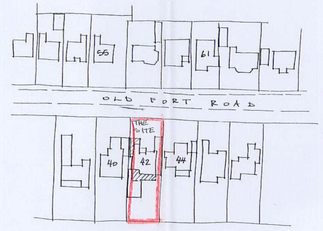
west elevation



south elevation



Block Plan 1:500



Site Plan 1:1250

B	24.4.09	Balcony over pool reduced.
A	14.4.09	Balcony reduced and screened.
	Date	Revisions

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Client
Mr M. Isaacs

Job Title
Proposed Balcony

ADDR DEPARTMENT COUNCIL
PLANNING DIVISION
PLAN No. A0010169/09.
DATE RECEIVED 28 APR 2009

Drawing Title
42 Old Fort Road,
Shoreham Beach.

Scale 1:50 1:100

Date | Drawn by

Drg No. 499/01 | Rev. B

841 x 594mm A1