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 MANAGEMENT PROCEDURE) ORDER 2010**

**APPLICATION NUMBER:
ADC/0049/11**

A W Rogers
40 Dawn Crescent
Upper Beeding
Steyning
BN44 3WH

Details of Development
CONVERSION OF GARAGE TO HABITABLE ROOM

Location of Development
272 BRIGHTON ROAD SHOREHAM-BY-SEA LANCING WEST SUSSEX BN15 8LG

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 7th February 2011.

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

29/03/2011

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 floorspace 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 saved policy AH2 of the Adur District Local Plan.*

03. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No: 1:1250 Title: Site Location Plan Date received: 7 February 2011
Drawing No: 1:500 Title: Block Plan Date received: 7 February 2011
Drawing No: 08/390/01 Title: Plans and elevations Date received: 17 March 2011

And in accordance with the Flood Risk Assessment received 17 March 2011.

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