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/0477/09

Ben Whitby
15 West Street
Shoreham By Sea
West Sussex
BN43 5WF

Details of Development
RAISING OF RIDGE (BY 1M) TO FORM ROOMS IN ROOF WITH SIDE ROOFLIGHTS; PITCH-ROOFED SINGLE-STOREY REAR EXTENSION; AND EAST SIDE PORCH

Location of Development
40 CHEAL CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 5RQ

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 15th December 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.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

04/02/2010

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AB

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

Location/Block Plan – date stamped received 15th December 2009.
Plans and Elevations as proposed Drawing no. 02 Rev C date stamped received 19th January 2010.

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

04. The roof lights in the east and west roof slopes of the bungalow shall at all times be glazed with obscured glass.

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

RB