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/0420/09**

Mr Mark Walker
2 Delfryn
Mile Oak
East Sussex
BN4 12RZ

Details of Development
REAR DORMER

Location of Development
13 HOLMBUSH CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 6TT

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 5th November 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

18/12/2009

SCHEDULE

Reasons for Granting Permission

01. The proposed dormer 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. This permission relates to the amended plan (02A) received on 25 November 2009 and not to the plan originally submitted.

    Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH7 of the Adur District Local Plan.*

03. The external tile hanging of the dormer hereby permitted shall, unless otherwise approved in writing by the Local Planning Authority, match the colour of the existing roof tiling.

    Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local 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 additional or enlarged windows or doors (other than as shown on the amended plan 02A) shall be formed in the dormer without the prior permission of the Local Planning Authority on an application in that behalf.

    Reason: *To prevent overlooking and to comply with policy AH2 of the Adur District Local Plan.*