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/0173/10**

Mr Stuart Wickham
SDR Designs
14 Batemans Road
Woodingdean
Brighton
East Sussex
BN2 6RD

Details of Development
PITCHED ROOF SINGLE-STOREY SIDE/REAR EXTENSION

Location of Development
1 WESSEX WALK SHOREHAM-BY-SEA WEST SUSSEX BN43 5FZ

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

05/07/2010

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. The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwelling and shall not be used as a separate unit of accommodation.

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

04. Prior to commencement of works a planting scheme shall be submitted and approved in writing by the Local Planning Authority which shall include details of all existing shrubs, trees and vegetation on the site and details of those to be retained, together with measures for their protection in the course of development. All planted, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

    Reason: *In the interests of visual amenity and the environment and to comply with policy AB25-27 of the Adur District Local Plan.*

PTO

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

Drawing no. 1142010/01 - received 17th May 2010
Drawing no. 1142010/02 - received 17th May 2010

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