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/0181/10**

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

Details of Development
PITCH-ROOFED ADDITIONAL STOREY (WITH FRONT DORMER AND REAR BALCONY)

Location of Development
232 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LH

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 26th 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

12/07/2010

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. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan.*

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

1:1250 Scale Location Plan; and 1:500 Scale Block Plan - received 26 May 2010
Drawing No 02 - Revision C - received 2nd July 2010.

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

04. The rear balcony shall not be used until the privacy screens shown on the approved plans have been installed. The screens shall remain at all times unless written approval is given by the Local Planning Authority.

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

05. The windows in the east side elevation of the building shall at all times be glazed with obscured glass and fixed to be permanently non-openable.

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

PTO

06. 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 windows or other openings (other than as hereby approved) shall be formed in the side walls of the building 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.*