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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/0168/07

Mr Leo Horsfield
Arci-Build
9 Clifton Hill
Shoreham By Sea
West Sussex
BN1 3HQ

Details of Development
TWO-STOREY SIDE EXTENSION (WITH BALCONY) AND SINGLE-STOREY REAR EXTENSION TO DENTAL PRACTICE AND FIRST-FLOOR FLAT

Location of Development
6 SOUTHDOWN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5AN

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 April 2007.

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.

Peter Davies.

Peter Davies
Head of Planning and Community

18/06/2007

SCHEDULE

Reasons for Granting Permission

01. The enlarged dental surgery would provide a valuable community service and the proposed development would not detract from the character of the Conservation Area or result in unacceptable detriment to the amenities of neighbouring properties or highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB3, AB4, AB6, AT12, AH7 and ACS4); the West Sussex Structure Plan (LOC1, NE11, CH1, CH4, DEV1 and DEV4-5) and the Adur Development Plan Submission Core Strategy (R1, E2, STC1, STC3, CI1, T3-4, ENV10).

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 application as amended by the revised plans AB07-007-00C, 01A, 03A, 04C, 11C and 14B received on 14 June 2007 and 13B received on 18 May 2007.

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 and DEV1 of the West Sussex Structure Plan.*

03. 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 AG1 and AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

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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 windows or other openings (other than as hereby approved) shall be formed in the south side wall of the extension without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

05. The use of the extensions hereby permitted shall not be commenced until provision has been made for covered and secure cycle storage facilities on site and such provision shall thereafter only be used only for parking of cycles incidental to the use of the site.

Reason: *To encourage sustainable travel having regard to policies DEV4-5 of the West Sussex Structure Plan.*

06. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for temporary parking and loading/unloading of all Contractors vehicles, and for Contractors buildings, plant, and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site.

Reason: *In the interests of highway safety and amenity and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

07. There shall be no use of the proposed first-floor rear balcony until side screening to a minimum height of 1.8 metres constructed of toughened glass with acid etching has been installed on both the north and south sides of the balcony and it shall thereafter be retained permanently. Notwithstanding what is shown on plan 14B, the opaque glazed screens shall extend from balcony floor level to a height of 1.8m.

Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*