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/0332/10**

Mr Iain Port
28 Woodards View
Shoreham-by-Sea
West Sussex
BN43 5LH

Details of Development
LOFT CONVERSION (PROVIDING ADDITIONAL BEDROOM AND ENSUITE WITH 4 ROOFLIGHTS) AND CANOPY ABOVE EAST SIDE FRONT DOOR (AMENDMENT TO PERMISSION ADC/0325/09)

Location of Development
28 WOODARDS VIEW SHOREHAM-BY-SEA WEST SUSSEX BN43 5LH

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 4th October 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

24/11/2010

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. Details of the appearance and finish of the rooflights hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with those approved details.

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

03. Notwithstanding the submitted sectional plan, the east facing rooflight hereby permitted shall be fitted with obscured glazing at all times and shall open on a central pivot only. The base of the rooflight shall be a minimum height of 1.7 metres above the finished internal floor level of the bathroom

Reason: *To prevent overlooking and to comply with policy AH7.*

04. The works hereby permitted shall be carried out in accordance with the following approved drawings: -

Elevations and plan with Proposed floor Layout in loft received 18th October 2010.
Block Plan of Proposed Canopy received 18 October 2010.

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