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/0072/10**

Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
West Sussex
RH20 2RF

Details of Development
CONVERSION OF GARAGE TO GAMES ROOM; CONSTRUCTION OF NEW GARAGE AT FRONT WITH BALCONY ABOVE; FIRST-FLOOR FRONT EXTENSION AND NEW SECOND FLOOR WITH BALCONY

Location of Development
WATERS EDGE WEST BEACH SHOREHAM-BY-SEA WEST SUSSEX BN43 5LF

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 18th March 2010.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

24/05/2010

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 cladding, balcony balustrading for the proposed extension 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 windowframes of the proposed first and second floor extensions shall match all respects 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.*

04. The glazing in the north and east side elevations of the second floor extension shall at all times be glazed with obscured glass.

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

05. The development hereby permitted shall be carried out in accordance with the following approved plans: 466/01 date stamped received 12.05.10.

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