ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0101/09**

Mr Mark Briant
40 Old Fort Road
Shoreham-by-Sea
West Sussex
BN43 5RJ

Details of Development
FIRST-FLOOR REAR BALCONY

Location of Development
40 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5RJ

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 16th March 2009.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

30/04/2009

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) and the West Sussex Structure Plan (LOC1, DEV1).

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 balcony hereby approved shall not be used until privacy screens have been erected on its western and eastern ends in accordance with the approved plans. Such screens shall be permanently retained thereafter.

    Reason: *To protect the privacy of the adjoining occupiers having regard to policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*