ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010**

**APPLICATION NUMBER:
ADC/0502/10**

Mrs Carol Wheeler
Plan Right
4 Windlesham Close
Portslade
East Sussex
BN41 2LJ

Details of Development
FRONT AND WEST SIDE EXTENSIONS AND ALTERATIONS TO FORM A THREE-STOREY FLAT-ROOFED SIX-BEDROOM 'CONTEMPORARY-STYLE' HOUSE (INCLUDING REAR BALCONY WITH SPIRAL STAIRS)

Location of Development
98 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HB

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 January 2011.

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

06/04/2011

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and, as amended, 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 (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the developement shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with saved policy AG1 or AH2 of the Adur District Local Plan.*

03. No development shall take place until details of the design of the privacy screens to the proposed windows and balconies have been submitted to and approved in writing by the local planning authority. The balconies and rooms to be served by the screened windows shall not be brought into use until the screens have been erected in accordance with the approved details and the screens shall thereafter be retained at all times.

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

04. All windows on the east elevation at ground and first floor levels which are not to be screened by louvres shall at all times be glazed with obscure glass and be non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

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

PTO

05. This permission relates to the following approved plans:-

Drawing 001 Ground and First Floor Plans, Drawing 003 Elevations date stamped received 23 March 2011

Location Plan, Block Plan date stamped received 4 January 2011

Second Floor Plan received 5 April 2011

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