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/0083/10**

Mr And Mrs Daniel Jenkins
44 New Road
Shoreham-by-Sea
West Sussex
BN43 6RA

Details of Development
RENOVATION AND REMODELLING OF HOUSE, INCLUDING NEW ROOF TERRACE AND DORMER ON SOUTH SIDE ELEVATION PLUS NEW GATES/GARAGE DOOR FACING BRIGHTON ROAD, AND OTHER ALTERATIONS

Location of Development
44 NEW ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RA

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 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

28/05/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development would preserve or enhance the character and appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AB4, AH7) and PPS5.

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 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 AH7 of the Adur District Local Plan.*

03. No development shall take place until detailed drawings of the proposed glass balustrade, new dormer and timber gate have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

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

04. No development shall take place until final details of the design of the proposed garage door together with details of the noise level from the proposed opening mechanism have been submitted to and agreed in writing by the Local Planning Authority. The garage door and opening mechanism shall thereafter be installed and operated in accordance with the approved details.

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

(cont)

05. No development shall take place until details of the size, design and position of the proposed solar panels have been submitted to and approved in writing by the Local Planning Authority. The solar panels shall thereafter be installed in accordance with the approved details.

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

06. The development hereby permitted shall be carried out in accordance with the following approved plans date stamped received 16 March 2010:
Site/Location Plan (drawing NR-01)
Proposed Lower Ground Floor Plan (drawing NR-10)
Proposed Ground Floor Plan (drawing NR11)
Proposed First Floor Plan (drawing NR-12)
Proposed Roof Space Plan and Terrace (drawing NR-13)
Proposed North Elevation (drawing NR-15)
and Alternative roof balustrade (proposed south and west elevations) (drawing SK01) date stamped received 22 April 2010

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