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/0449/10**

Mr Carl Vener
Focal Building Plans and Surveys
48 West Street
Shoreham By Sea
West Sussex
BN43 5WG

Details of Development
FIRST-FLOOR SIDE AND REAR EXTENSION (OVER EXISTING GARAGE AND SINGLE-STOREY REAR EXTENSION)

Location of Development
228 HARBOUR WAY SHOREHAM-BY-SEA WEST SUSSEX BN43 5HZ

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 17th November 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

04/02/2011

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. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace 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 saved policy AH2 of the Adur District Local Plan.*

03. The full height glazing in the north side elevation of the extension hereby permitted shall be obscure-glazed and be fixed to be permanently non-openable.

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

04. The permission relates to the following approved plans date stamped received 31 January 2011:-

    Drawing No. HW/2009/285/01 Rev.A (Proposed Plans and Elevations) and Location Plan and Block Plan date stamped received 17 November 2010

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