Adur District Council

Planning, Regeneration and Wellbeing

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# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/0935/12

Details of Development
**PROPOSED FIRST FLOOR FRONT EXTENSION, AND FORMATION OF REAR BALCONY ON EXISTING FLAT-ROOFED REAR EXTENSION**

Location of Development
**34 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 14th August 2012.

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
26/09/2012

ADUR DISTRICT COUNCIL
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## 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 saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

**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 walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.

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

03. The balcony hereby permitted shall not be used unless and until the balustrade and high level screening as shown on approved plans 1224/4/D and 1224/5/C have been installed. They shall thereafter be retained at all times unless otherwise agreed in writing by the Local Planning Authority.

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

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

| | |
|---|---|
| Drawing No:1224/1/A | Date Received: 14.09.12 |
| Drawing No:1224/2/A | Date Received: 14.09.12 |
| Drawing No:1224/4/D | Date Received: 20.09.12 |
| Drawing No:1224/5/C | Date Received: 14.09.12 |

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