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/0310/10**

Mr Rex Wells
20 Radinden Manor Road
Hove
E Sussex
BN3 6NH

Details of Development
LOFT CONVERSION (WITH SIDE GABLE AND FRONT AND REAR DORMERS) AND SINGLE-STOREY REAR EXTENSION

Location of Development
37 HADRIAN AVENUE SOUTHWICK BRIGHTON WEST SUSSEX BN42 4LJ

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 24th August 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

19/10/2010

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 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. The window in the north side elevation of the roof extension shall at all times be glazed with obscured glass and fixed to be permanently non-openable with the exception of a small top-hung opening light details of which shall be submitted to and approved in writing by the Local Planning Authority prior to its installation.

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

04. This permission relates to the following approved plans, date stamped received 15 October 2010:-

    Drawing No. 1A (Proposed Floor Plans, Sections)
    Drawing No. 2A (Proposed Elevations)
    and to the 1:1250 Scale Location Plan and 1:500 Scale Block Plan date stamped received 24 August 2010.

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