Adur District Council

Planning, Regeneration and Wellbeing

Mr Graham Nicolls
21 King Street
Arundel
BN18 9BJ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0070/11

Details of Development
ALTERATIONS (INCLUDING SMALL FRONT EXTENSION BENEATH EXISTING ROOF) AND REAR EXTENSION TO BEDROOM WITH TERRACE ABOVE

Location of Development
148 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HL

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 22nd February 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

21/04/2011

ADUR DISTRICT COUNCIL

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Ref: ADC/0070/11

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 AH7 of the Adur District Local Plan.*

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

Drawing No: 021110/TP.05 A Date received: 06.04.11
Drawing No: 021110/TP.03 A Date received: 06.04.11
Drawing No: 021110/TP.04 A Date received: 06.04.11
Drawing No: 021110/SK.01 A Date received: 06.04.11
Drawing No: 021110/SK.02 A Date received: 06.04.11

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