ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

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

**APPLICATION NUMBER:
ADC/0061/09**

Mr Ivan Salter
A J Salter and Son
50 Windsor Road
Worthing
West Sussex
BN11 2LY

Details of Development
SINGLE STOREY GAMES ROOM EXTENSION BETWEEN HOUSE AND GARAGE PLUS NEW ACCESS GATES

Location of Development
WESTCROFT WEST STREET SOMPTING LANCING WEST SUSSEX

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 12th February 2009.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

22/05/2009

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 materials and finishes of 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 in colour and texture those of the existing building.

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

03. This permission relates to the amended plan 11607:5B received on 2 April 2009 and not to the plan originally submitted.

    Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policies AB4 and AH7 of the Adur District Local Plan.*

04. Notwithstanding the details shown on drawing no. 11607:5B date stamped 2 April 2009, no gates shall be erected until details of their final design and position in relation to the highway have been submitted to and approved in writing by the local planning authority. The gates shall thereafter be erected and retained in accordance with the approved details.

    Reason: *To preserve the character and appearance of the conservation Area and in the interests of highway safety having regard to policies AB4 of the Adur District Local Plan.*