ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex, BN43 6PR
Tel: (01273) 263222 Fax: (01273) 263203 (Calls may be recorded)
www.adur.gov.uk DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

Application Number: ADC/0479/06

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS, 1992

In pursuance of their powers under the above-mentioned Act, Order and the Regulations for the reason stated hereunder the Adur District Council hereby authorise under Regulation 3 of the Town and Country Planning General Regulations, 1992, the following development, that is to say:

Conservatory-type extension on east side of communal lounge (reg.3)

St Nicolas Court St Nicolas Lane Shoreham-by-Sea West Sussex

to be carried out in accordance with Plan and Application No. ADC/0479/06 and subject to compliance with the conditions specified hereunder.

Peter Davies.

Peter Davies
Head of Planning and Community

Date: 29/01/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed conservatory would not detract from the Conservation Area 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, AB4, AH7) and the adopted West Sussex Structure Plan 2001-16 (LOC1, DEV1, CH4).

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 base wall of the conservatory hereby permitted shall, prior to commencement of its use, be completed to match in colour and texture those of the existing building.

    Reason: *In the interests of visual amenity and to comply with policies AB4 and AH7 of the Adur District Local Plan and CH4 and DEV1 of the West Sussex Structure Plan.*

03. The glazing in the south side elevation of the conservatory shall at all times be of obscured glass.

    Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*