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/0482/07

Insite Planning Ltd
5 Beechwood Avenue
Brighton
E Sussex
BN1 8ED

Details of Development
PART TWO-STOREY PART SINGLE-STOREY REAR EXTENSION, REAR ROOF TERRACE AND CONVERSION OF EXISTING GARAGE TO HABITABLE ROOM

Location of Development
337 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5NB

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 7th August 2007.

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.

Keith Morgan
Planning Services Manager

02/10/2007

km

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan 2001-16 (LOC1, DEV1, DEV4-5).

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 and DEV1 of the West Sussex Structure Plan.*

03. Prior to commencement of use of the proposed roof terrace, the proposed obscure-glazed side screens shall be erected to a height of not less than 1.7m above the floor level of the roof terrace and shall thereafter be retained permanently with obscured glazing at such height. The roof terrace shall at no time be enlarged onto the remainder of the existing flat roof.

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