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/0010/08

M J Humphrey
39 Northease Drive
Hove
East Sussex
BN3 8PQ

Details of Development
CONVERSION OF PART OF DETACHED GARAGE AT REAR INTO A GARDEN ROOM

Location of Development
126 OLD SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5TE

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 15th January 2008.

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

20/02/2008

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) and the West Sussex Structure Plan (LOC1, DEV1).

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 its use as a garden room, 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. No business, trade or profession shall be carried on in the modified garage or garden room hereby approved, which shall be retained solely for purposes incidental to the enjoyment of the private dwellinghouse.

Reason: *In order to safeguard the amenities of adjoining residents having regard to policies AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*