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/0172/09**

Mr Howard Carter
Thinkingspace Ltd
2 Whites Grounds
London
SE1 3LA

Details of Development
FLAT-ROOFED FIRST-FLOOR EXTENSION (WITH REAR BALCONY AND TIMBER VISIBILITY SCREENS/SUNSHADE)

Location of Development
158 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 29th April 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

04/06/2009

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. No development shall be carried out unless and until a schedule of external materials and finishes for the walls, roof, sunscreen, side screens, portico and windows of the proposed extensions and alterations has been submitted to and 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.*

03. This permission relates to the application as amended by the revised plans 0908/A/0905, 0906 and 0907 revision 01 received on 11 May 2009.

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

04. Prior to commencement of development, a maintenance schedule for the proposed side screens and sunscreen shall be submitted to and approved in writing by the Local Planning Authority and its provisions thereafter implemented.

    Reason: *In the interests of visual amenity having regard to policy AH7 of the Adur District Local Plan.*