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/0227/09**

Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
West Sussex
RH20 2RF

Details of Development
ONE ROOFLIGHT IN NORTH SIDE AND TWO ROOFLIGHTS IN SOUTH SIDE (RETROSPECTIVE)

Location of Development
3 BUCKINGHAM AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 5GL

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 June 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

22/07/2009

SCHEDULE

Reasons for Granting Permission

01. The 3 rooflights do not detract from the local environment and, subject to obscure glazing and fixing shut of the eastern rooflight on the south roofslope, would not result in unacceptable detriment to the residential amenities of neighbouring properties. They consequently do not conflict with the policies of the Adur District Local Plan (AG1, AH7)

Conditions

01. This permission relates to the amended plans (467/01B and 02A) received on 21 July 2009 and not to the plans originally submitted.

    Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable owing to risk of overlooking the windows of the habitable rooms of the dwelling to the south, having regard to policy AH7 of the Adur District Local Plan.*

02. Within one month of the date of this permission, the easternmost rooflight on the southern roofslope shall be permanently fixed shut and obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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