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/0201/10**

Mr T Cording
140 High Street
Steyning
West Sussex
BN44 3LH

Details of Development
ALTERATIONS TO FIRST AND SECONDFLOOR MAISONETTE INCLUDING REAR DORMER AND ENLARGED FRONT DORMER

Location of Development
12A HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DA

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 16th June 2010.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

27/07/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development would preserve or enhance the character and appearance of the Conservation Area, 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, AB4, 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. Notwithstanding the details shown on the submitted drawings, the sides and roof of the front dormer shall be finished in lead.

    Reason: *To preserve or enhance the character and appearance of the Conservation Area having regard to policy AB4 of the Adur District Local Plan.*

03. This permission relates to the following approved plans date stamped received 16 June 2010:
    1:1250 scale Location Plan & 1:500 scale Block Plan, Proposed Plans and Elevations.

    Reason: *For the avoidance of doubt and in the interests of proper planning.*