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/0242/07

Mr Grant Richie
50 Hollingdean Terrace
Brighton
E Sussex

Details of Development
TWO-STOREY REAR EXTENSION (IN CONJUNCTION WITH NO. 46)

Location of Development
44 FRESHBROOK ROAD LANCING WEST SUSSEX BN15 8DA

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 9th May 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.

Peter Davies

Peter Davies
Head of Planning and Community

03/07/2007

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, AT12) and the adopted 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. The extension shall only be constructed in conjunction with the matching two-storey rear extension to No 46 Freshbrook Road as shown on the plans approved under planning permission ADC/0253/07 and it shall not be occupied until this extension to No. 46 has been completed externally.

    Reason: *In the interests of residential and visual amenity, having regard to policies AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. The window in the west side elevation of the extension shall at all times be glazed with obscured glass and fixed to be permanently non-openable.

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