Adur District Council

Planning, Regeneration and Wellbeing

Mr Shiraz Riaz
Everest Ltd
Unit 7
North Orbital Commercial Park
Napsbury Lane
St Albans
Hertfordshire
AL1 1XB

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0595/12

Details of Development
PROPOSED CONSERVATORY ON REAR ELEVATION

Location of Development
2 WRAYSBURY GARDENS LANCING WEST SUSSEX BN15 9RT

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 10th May 2012.

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
13/06/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and the South East Plan (CC1, CC6, BE1).

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 development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No 5180/03 Titled: SITE LOCATION AND BLOCK PLAN Dated and deposited: 10-05-2012
Drawing No 5180/02 Titled: PROPOSED ELEVATIONS AND PLAN Dated and deposited: 10-05-2012

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

03. The external materials and finishes of the brick walls of the conservatory hereby permitted shall 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 saved policy AH7 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented