Adur District Council

Development Management

Mr David Davies
18 Osborne Close
Sompting
Lancing
West Sussex
BN15 9UZ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0042/17

Details of Development
SIDE EXTENSION WITH PITCHED ROOF OVER PROVIDING ADDITIONAL ROOM IN ROOF.

Location of Development
18 OSBORNE CLOSE SOMPTING LANCING WEST SUSSEX BN15 9UZ

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 20th January 2017.

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

G Peck

Gary Peck
Planning Services Manager
16/03/2017

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
EXISTING SIDE ELEVATION	009/DD/08	20.01.2017
LOCATION PLAN		20.01.2017
EXISTING BLOCK PLAN	001/dd/08	20.01.2017
EXISTING FLOOR PLAN	002/dd/08	20.01.2017
EXISTING FRONT/REAR ELEVATIONS	003/dd/08	20.01.2017
PROPOSED SIDE ELEVATION/SECTION	004/dd/08 Rev A	20.01.2017
PROPOSED FRONT/REAR ELEVATIONS	005/dd/08	20.01.2017
PROPOSED 1ST FLOOR PLAN	006/dd/08	20.01.2017
PROPOSED GF PLAN	007/dd/08	20.01.2017
PROPOSED BLOCK PLAN	008/DD/08	20.01.2017

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

02. 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.*

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace 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 saved policy AH7 of the Adur District Local Plan.*

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04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows, doors or other openings (other than as hereby approved) shall be formed in the side wall or roof of the extension.

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

05. On installation the side bathroom window shall be obscurely glazed and only openable above 1.7 metres from finished floor level and it shall be retained as such thereafter.

Reason: *To prevent overlooking in accordance with Adur Local Plan policy AH7.*

06. The internal door to the extension subject of this planning permission shall be retained at all times and the extension shall not be used to form a separate and self-contained unit of residential accommodation and shall only be used for purposes incidental to the residential use of the dwelling known as 18 Osborne Close.

Reason: *To ensure that an inadequately sized and resourced separate dwelling is not created which could give rise to an unneighbourly relationship having regard to saved Adur Local plan policies AH2, AH7 and Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.*

07. No sub division of the curtilage of the site shall take place to provide separate and enclosed garden space for this extension.

Reason: *In the interest of the character and appearance of the area and to prevent the over sub division of the plot and the formation of a separate and cramped self-contained unit of accommodation having regard to saved Adur Local plan policies AH2, AH7 and Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings' .*

08. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the dwelling shall not be further extended [or any incidental building over 5 cubic metres in volume erected within its curtilage].

Reason: *In the interests of amenity and the environment having regard to saved policy AH2 of the Adur District Local Plan.*

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09. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Public Holidays. On all other days such work shall only be undertaken between the hours of 8am and 6pm.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policy AG1 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Ref: AWDM/0042/17

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).