Adur District Council

Planning, Regeneration and Wellbeing

Mr Max Tanner
MJJ Tanner Ltd
16 South Hambye
North Lane
East Preston
West Sussex
BN16 1DA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1543/13

Details of Development
ROOMS IN ROOF WITH GABLE ENDS TO FRONT AND REAR AND SIDE DORMER.

Location of Development
25 LANCING PARK LANCING WEST SUSSEX BN15 8RF

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 11th December 2013.

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
27/01/2014

ADUR DISTRICT COUNCIL
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Ref: AWDM/1543/13

SCHEDULE

Reasons for Granting Permission

01. The proposed development can take place without detriment to the local environment. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur District Local Plan policies AG1, AH7 or the National Planning Policy Framework

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. 915-3 titled First floor plan date valid 11-12-2013
    Drawing No. 915-7 titled Roof Plans date valid 11-12-2013
    Drawing No. 915-5 titled Proposed Elevations date valid 11-12-2013
    Drawing No. 915-1 titled Location Plan + Block Plan date valid 11-12-2013

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

03. The external materials and finishes of the development 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.*

04. The proposed dormer window on the north east roofslope hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

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

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in either of the side roofslopes of the development hereby permitted.

Reason: *To prevent overlooking and to comply with saved policy H18 of the Worthing Local Plan/ AH7 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.