Adur District Council

Planning, Regeneration and Wellbeing

Steven Barrett
Choice Design And Construction
52 Freshbrook Road
Lancing
West Sussex
BN15 8DA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1012/12

Details of Development
FIRST FLOOR REAR EXTENSION AND EXTENSION TO ROOF TO FORM HIP TO GABLE

Location of Development
FIRST FLOOR FLAT 52 FRESHBROOK ROAD LANCING WEST SUSSEX

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 28th August 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
13/11/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment (subject to the conditions of permission as recommended below being complied with) and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of 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 first floor rear extension and the hip to gable roof extension, hereby permitted (together with the main roof of the building to which both would be attached) shall be roofed in dark brown interlocking concrete tiles in accordance with the specification of materials and finishes submitted. The exterior walls of these extensions shall be completed in a painted rendered finish, of a type, colour, texture and appearance which shall match those on the existing building.

    Reason: *In the interests of visual amenity.*

03. No windows or other openings shall be constructed or formed in the blank painted rendered east and west side elevations of the revised first floor rear extension, hereby permitted, without the prior permission of the Local Planning Authority in an application on that behalf.

    Reason: *To safeguard the amenities and privacy of the occupiers of the adjoining and nearby residential properties.*

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

    Drawing No: CDC/2012/1000/A
    Title: 52A Freshbrook Road, Lancing: Proposed First Floor Rear Extension and Room in Roof; First Floor & Second Floors Plans; Materials schedule.
    Date received: 2nd October 2012.

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