Adur District Council

Development Management

Mr Matthew Naish
Deadspace Designs
19 Valencia Road
Worthing
West Sussex
BN11 4QD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1817/15

Details of Development
REAR SINGLE-STOREY EXTENSION WITH ROOF TERRACE OVER AND 2 SIDE DORMERS.

Location of Development
164 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LL

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 17th December 2015.

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
08/02/2016

Ref: AWDM/1817/15

SCHEDULE

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, prior to commencement of use of the additional floorspace thereby created, be completed in render and cladding as specified on the approved drawing and in accordance with the email of clarification received 5 February 2016 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.*

03. The windows in the side elevation of the extensions 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 they 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.*

04. The obscure-glazed screens at the sides of the proposed balcony shall be erected in accordance with the approved details prior to commencement of use of the balcony and shall thereafter be retained.

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

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

    Drawing No. DS/Baldwin/03 received 17 December 2015
    Drawing No. DS/Baldwin/04 received 17 December 2015
    Drawing No. DS/Baldwin/02 Rev.1 received 3 February 2016

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

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.