ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0539/07

Mr Paul Trussler
44 Firle Road
Lancing
West Sussex
BN15 0NZ

Details of Development
SINGLE-STOREY EXTENSION TO SIDE FOR 'GRANNY ANNEXE'

Location of Development
4 DOWNLANDS CLOSE SOMPTING LANCING WEST SUSSEX BN15 0JL

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 30th August 2007.

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

Your copy of the application, determined as above, is returned herewith for your records.

Keith Morgan
Planning Services Manager

12/10/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan 2001-16 (LOC1, CH1, ERA1, DEV1, DEV4-5).

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 external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation 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 policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. The annex building hereby permitted shall be used only as accommodation ancillary to the main dwelling house 4 Downlands Close, Sompting and shall not at any time be sold or rented as a separate unit of residential accommodation.

Reason: *To protect the residential amenities of the occupiers of the surrounding properties and to accord with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

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