Adur District Council

Development Management

Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
West Sussex
RH20 2RF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1176/15

Details of Development
EXTEND HEIGHT OF WHOLE OF EXISTING ROOF TO PROVIDE FURTHER ACCOMMODATION WITHIN ROOFSPACE INCREASING FROM TWO BEDROOMS TO FOUR BEDROOMS WITH NEW DORMER TO WEST ELEVATION AND ROOFLIGHTS TO EAST AND WEST ELEVATIONS.

Location of Development
86 PENHILL ROAD LANCING WEST SUSSEX BN15 8HQ

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 3rd August 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
12/10/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
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Ref: AWDM/1176/15

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 be carried out in accordance with the following approved plans:-

Drawing no. 477/02 - received 3rd August 2015
Drawing no. 477/01 Rev A - received 9th October 2015.

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. In addition bonnet hip tiles shall be used on the new roof.

Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

04. The dormer and velux rooflights on the east and west elevations shall be fitted with obscured glazing at all times and be permanently non openable, except the windows on the west side where the openable part is higher than 1.7 metres above internal floor level of the room they are serving. The rooflights of the east elevation shall remain fixed shut at all times.

Reason: *To protect the residential amenities of the occupiers of the adjacent dwellings and to comply with saved policy AH7 of the Adur District Local Plan.*

05. The additional accommodation hereby permitted shall be used only for residential purposes (Class C3) in connection with the use of the property the subject of this permission, 86 Penhill Road, Lancing, as a single dwelling house and for no other purpose, including as commercial holiday or bed and breakfast accommodation without the prior permission of the local planning authority in an application on that behalf.

Reason: *For the avoidance of doubt and in the interests of amenity having regard to saved policy AH7 of the Adur District Local Plan.*

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

Reason: *To prevent overlooking and to comply with saved policy 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

03. Southern Water has advised that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.