Adur District Council

Development Management

Mr Mark Mason
Jessey Mason
Unit 3
George Street
Portslade
Brighton _ Hove
BN41 1RA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1617/15

Details of Development
SINGLE-STOREY REAR EXTENSION.

Location of Development
109 MANOR ROAD LANCING WEST SUSSEX BN15 0HD

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 9th November 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
14/01/2016

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/1617/15

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 external walls of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.

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

03. 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 shall be formed in the east side wall of the extension.

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

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

    Unnumbered Site Location Plan and Block Plan deposited 9 November 2015
    Drawing number mm/01/Man109 entitled 'Existing and Proposed Plan' deposited 9 November 2015

    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.

02. Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel. 0330 303 0119) or www.southernwater.co.uk