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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/0288/08**

Mr J Wright
Greytiles
Upper West Lane
Lancing
West Sussex
BN15 0EX

Details of Development
**REPLACEMENT OF FRONT CONSERVATORY WITH FRONT PORCH AND COVERED VERANDAH**

Location of Development
**4 MANOR ROAD LANCING WEST SUSSEX BN15 0EU**

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 May 2008.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

18/07/2008

## SCHEDULE

### Reasons for Granting Permission

01. The proposal would preserve or enhance the character or appearance of the Conservation Area, it would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AB4, AG1, AH7) and the West Sussex Structure Plan 2001-16 (CH4, LOC1, DEV1).

### 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. This permission relates to the amended plan received on 17 June 2008 and not to the plan originally submitted.

**Reason**: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AB4, AH7 of the Adur District Local Plan and CH4 and DEV1 of the West Sussex Structure Plan.*

03. The brick built plinth of the conservatory hereby permitted shall, prior to the commencement of use of the conservatory, be completed to match in colour and texture those of the existing building. The conservatory frame work shall be constructed in white painted timber unless otherwise agreed 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.*

04. The windows in the east side elevation of the conservatory shall at all times be glazed with obscured glass and fixed to be permanently non-openable.

**Reason**: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*