Adur District Council

Planning, Regeneration and Wellbeing

Mr Alistair Dodd
ADC Ltd
72A Beaconsfield Road
Brighton
East Sussex
BN1 6DD

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0768/11

Details of Development
SINGLE-STOREY REAR EXTENSION WITH ROOF-LIGHTS (CONSERVATORY REMOVED)

Location of Development
21 CROFT AVENUE SOUTHWICK BRIGHTON WEST SUSSEX BN42 4AA

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 2011.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
09/12/2011

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and subject to the conditions of this planning permission can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Adur District Local Plan (AG1, AH7), and the policies of the South East Plan (CC1, CC6, BE1).

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. ADC457/LP Title: Location Plan Date received: 9 November 2011
Drawing No. ADC457/BP Title: Block Plan Date received: 9 November 2011
Drawing No. ADC457/01A Title: Existing Plans & Elevations Date received 25 October 2011
Drawing No.ADC457/02C Title: Proposed Elevations Date received: 9 November 2011
Drawing No. ADC457/03A Title: Proposed Plans Date received: 9 November 2011

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

03. The external walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed in materials to match those of the existing building (except where stipulated otherwise on the approved drawing) .

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

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order 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.*

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Informatives / Note to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.