Adur District Council

Planning, Regeneration and Wellbeing

Mrs Morag Hoppe
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336 Kingsway
Hove
BN3 4LW

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0297/13

Details of Development
DEMOLITION OF GARAGE AND ERECTION OF PART SINGLE STOREY, PART TWO STOREY SIDE EXTENSION.

Location of Development
35 THE CRESCENT SOUTHWICK BRIGHTON WEST SUSSEX BN42 4LB

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 11th March 2013.

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
01/08/2013

PTO

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or parking. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' or The National Planning Policy Framework.

Conditions

01. The development hereby permitted shall be begun before the expiration of three 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 unless specified by any other condition attached to this planning permission:-

    Drawing No: T77PC/HP/02- 1f deposited 24.7.13
    Drawing No: T77PC/HP/03- deposited 11.3.13
    Drawing No: T77PC/HP/04- deposited 11.3.13
    Drawing No: T77PC/HP/05- 1f deposited 9.7.13
    Drawing No: T77PC/HP/06- 1f deposited 9.7.13

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

03. Notwithstanding the General Permitted Development Order and any future amendments, no windows or other openings shall be inserted in west elevation of the extension hereby permitted .

    Reason: *To protect the privacy of the neighbouring occupiers in accordance with Adur District Local Plan policies (AG1 and AH7).*

04. The external materials and finishes of the walls and roof of the extension hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour, bond and texture those of the existing building, except the flat roof .

    Reason: *In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

PTO

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. Precautionary land contamination

    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.