Adur District Council

Planning, Regeneration and Wellbeing

Steven Barrett
Choice Design And Construction
52 Freshbrook Road
Lancing
West Sussex
BN15 8DA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1376/12

Details of Development
FIRST FLOOR FRONT AND REAR EXTENSIONS

Location of Development
265 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8JP

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 5th November 2012.

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
20/12/2012

ADUR DISTRICT COUNCIL
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Ref: AWDM/1376/12

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. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or 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 external walls and roofs of the extensions and alterations hereby permitted shall, prior to commencement of use of the extensions, 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 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 side walls of the extensions.

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

04. This permission relates to the following approved plans received 5 November 2012:
    Drawing No. CDC/2012/060/01
    Site Plan, Block Plan

    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.