ADUR
DISTRICT COUNCIL

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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/0445/10**

Mr Hugh Dennis
Urban View
Studio 1
48 Osmond Road
Hove
East Sussex
BN3 1TD

Details of Development
AMENDMENTS TO PERMISSION ADC/0163/10 (FOR FOUR-BEDROOM DETACHED DWELLINGHOUSE) INCLUDING RAISED PARAPET WALL ON WEST SIDE BALCONY AND REVISIONS TO FENESTRATION, INTERNAL LAYOUT, SOLAR PANELS ETC

Location of Development
OVERSTRAND SHOPSDAM ROAD LANCING WEST SUSSEX BN15 8ES

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 15th November 2010.

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

10/01/2011

SCHEDULE

Reasons for Granting Permission

01. The proposal as amended would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2).

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 permission hereby granted is solely for amendments to the design of the development and the conditions imposed on permission ADC/0163/10 (except Condition 17) and the associated section 106 Obligation shall continue to apply to the development.

    Reason: *For the avoidance of doubt and in the interests of residential and visual amenity and sustainability.*

03. The amended development hereby permitted shall be carried out in accordance with the following approved plans received on 15 November 2010: -

    Drawing No's 1117-P-301; 302 Rev B; 303 Rev B; 304 Rev B and 305

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