Adur District Council

Planning, Regeneration and Wellbeing

Mr Peter Bringloe
25 Canadian Crescent
Selsey
West Sussex
PO20 0UQ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0257/13

Details of Development
SINGLE STOREY REAR EXTENSION AND RAISED PATIO AREA WITH 1 METRE HIGH BALUSTRADE.

Location of Development
24 CROMLEIGH WAY SOUTHWICK BRIGHTON WEST SUSSEX BN42 4WG

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 30th July 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
06/09/2013

ADUR DISTRICT COUNCIL

Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

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 policies of the Adur District Local Plan (AG1, AH7).

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 materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

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

03. The development hereby permitted shall be carried out in accordance with the following approved plans: -

    Location plan/block plan - received 30th July 2013
    Existing floor plan - received 30th July 2013
    Proposed floor plan - received 30th July 2013
    Existing rear elevation - received 30th July 2013
    Proposed rear elevation - received 30th July 2013
    Proposed side elevation - received 30th July 2013
    Proposed patio and steps - received 30th July 2013

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

04. Prior to use of the raised patio area hereby permitted details of the appearance and finish of the proposed 1 metre high balustrade shall be submitted to and approved by the Local Planning Authority. The balustrade shall be installed in accordance with the approved details and shall be erected prior to commencement of use of the raised patio hereby permitted.

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

Cont…/

05. Prior to commencement of works, details of the appearance and finish of a proposed privacy screen shall be submitted to and approved by the Local Planning Authority, to be erected adjacent to No. 22 Cromleigh Way. The screen shall be 1.8 metres in height and shall be installed in accordance with the approved details and shall be erected prior to commencement of the use of the raised patio hereby permitted.

Reason: *In the interests of residential amenity and to accord with Policy AH7 of the Adur District Local Plan.*

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.