Adur District Council

Planning, Regeneration and Wellbeing

Mr Max Tanner
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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1337/13

Details of Development
ROOM IN THE ROOF WITH FRONT AND REAR DORMERS, RAISE ROOF AND FORM NEW GABLE END

Location of Development
54 HOWARD ROAD SOMPTING LANCING WEST SUSSEX BN15 0LP

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 22nd October 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
16/12/2013

ADUR DISTRICT COUNCIL
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Ref: AWDM/1337/13

SCHEDULE

Reasons for Granting Permission

01. Having regard to the permitted development fallback position and taking into consideration the character of the local environment, on balance the proposed development is considered acceptable and can take place without resulting in significant harm to the visual amenities of the locality or unacceptable detriment to the amenities of neighbouring properties. It consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

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 materials used for the external walls of the front dormer window hereby approved shall, prior to commencement of use of the extension, 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. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing number 898 - SK1 entitled 'Location Plan' deposited: 22 October 2013
    Drawing number 898 - SK2 entitled 'Block Plan' deposited: 22 October 2013
    Drawing number 898 -1 entitled 'Room in the Roof with Front and Rear Dormers Raise the Roof and Form New Gable End' deposited: 22 October 2013
    Drawing number 898 -2 Rev A entitled 'Room in the Roof with Front and Rear Dormers Raise the Roof and Form New Gable End' deposited: 22 October 2013
    Drawing number 898 -3 Rev A entitled 'Room in the Roof with Front and Rear Dormers Raise the Roof and Form New Gable End' deposited: 22 October 2013
    Drawing number 898 -4 Rev A entitled 'Room in the Roof with Front and Rear Dormers Raise the Roof and Form New Gable End' deposited: 22 October 2013
    Drawing number 898 -5 Rev A entitled 'Room in the Roof with Front and Rear Dormers Raise the Roof and Form New Gable End' deposited: 22 October 2013

    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.