Adur District Council

Planning, Regeneration and Wellbeing

Mr Tony Allen
Southerly
Mount Way
Lancing
West Sussex
BN15 0QD

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/0631/13

Details of Development
**SINGLE STOREY FRONT EXTENSION**

Location of Development
**SOUTHERLY MOUNT WAY LANCING WEST SUSSEX BN15 0QD**

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 3rd June 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
08/07/2013

ADUR DISTRICT COUNCIL
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## SCHEDULE

**Reasons for Granting Permission**

01. The proposed development would take place without detraction from the existing local urban environment and without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the relevant 'saved' policies of the Adur Local Plan AG1, AH7 and 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 development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing titled Site & block plans date valid: 3-6-2013
    Drawing No. tp650/104 titled west elevation date valid: 3-6-2013
    Drawing No. tp650/12 titled front elevation date valid: 3-6-2013
    Drawing No. tp650/101 titled ground floor plan date valid: 3-6-2013
    Drawing No. tp650/103 titled east elevation date valid: 3-6-2013

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

03. The external materials and finishes of the development hereby permitted shall 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.*

**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.

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.