Adur District Council

Planning, Regeneration and Wellbeing

Mr A.T. Bower
1 Bellview Road
Worthing
West Sussex
BN13 1EY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1112/13

Details of Development
REPLACE EXISTING CONSERVATORY WITH SINGLE STOREY REAR AND SIDE EXTENSION

Location of Development
6 ST MARKS CRESCENT SOMPTING LANCING WEST SUSSEX BN15 8SG

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 9th September 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
28/10/2013

ADUR DISTRICT COUNCIL
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Ref: AWDM/1112/13

SCHEDULE

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 except as indicated otherwise by any other condition attached to this permission:-

    Drawing No: IM 1 Title: Location plan @ 1:1250 Date received: 9/9/13
    Drawing No: IM 2 Title: Block plan @ 1:500 and Roof Plan @ 1:250 Date received: 9/9/13
    Drawing No: IM 3 Title: Existing Elevations and Floor Plan Date received: 9/9/13
    Drawing No: IM 4 Title: Proposed Elevations and Floor Plan Date received: 9/9/13

    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, 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 policy 16 of the Worthing Core Strategy .*

04. The existing detached garage shown to be demolished on the Roof Plan drawing shall be demolished prior to first use of the extension hereby permitted being used.

    Reason: *To prevent an unregulated conversion of the garage into habitable use In the interest of neighbour amenity having regard to saved policy AH7 of the Adur District Local Plan 1993-2006*

05. The new window to be installed in the southern flank wall shall be installed with obscure glazing and shall be non-opening below a height of 1.7 metres from finished internal floor level.

    Reason: *To avoid overlooking of No. 4 in the interest of privacy having regard to saved policy AH7 of the Adur District Local Plan* 1993-2006 .

06. 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 hereby permitted.

Reason: *To prevent overlooking 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.