Adur District Council

Planning, Regeneration and Wellbeing

Mr Keith Lawton
KEL Building Advisor Ltd
88 Nevill Avenue
Hove
East Sussex
BN3 7NA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0913/11

Details of Development
GROUND AND FIRST FLOOR EXTENSION TO WEST SIDE (INCLUDING BALCONY OVER EXISTING FLAT ROOF AT REAR), FLAT-ROOFED DORMER ON EAST SIDE AND EXTENSION TO FRONT PORCH

Location of Development
197 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8JB

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 10th November 2011.

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
20/01/2012

PTO

ADUR DISTRICT COUNCIL
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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 walls and roofs of the extensions and alterations hereby permitted 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 windows in the east and west side elevations of the extension and dormer hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

    Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

04. The privacy screen shall be erected in accordance with the approved plans prior to commencement of use of the balcony and shall thereafter be retained.

    Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

05. This permission relates to the following approved plans:-

    Drawing No. 002A (Proposed Elevations and Plans) received 17 January 2012
    Drawing No. 003 (Location and Block Plans) received 10 November 2011

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