Adur District Council

Planning, Regeneration and Wellbeing

Stephen Bromley Associates
5 West Street
Shoreham-By-Sea
West Sussex
BN43 5WF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0984/14

Details of Development
SINGLE-STOREY REAR EXTENSION WITH STEPS INTO GARDEN.

Location of Development
35 VALLEY ROAD SOMPTING LANCING WEST SUSSEX BN15 0JP

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 4th August 2014.

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
16/09/2014

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

Ref: AWDM/0984/14

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:-

Title: Location Plan, Received on 4th August 2014.
Title: Block Plan, Received on 4th August 2014.
Title: Existing Floor Plan, Received on 4th August 2014.
Title: Existing Elevations, Received on 4th August 2014.
Title: Proposed Floor Plan, Received on 4th August 2014.
Title: Proposed Elevations, Received on 4th August 2014.

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

03. The materials and finishes of the external walls and roofs of the extension hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing building.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur Local Plan 1996.*

04. The window in the easterly side elevation of the extension hereby permitted shall at all times be obscure-glazed and non-opening 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.*

05. 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 (other than as hereby approved) shall be formed in the easterly side wall of the extension.

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.