Adur District Council

Planning, Regeneration and Wellbeing

Mr Ben Whitby
BJW Architectural
15 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/0118/14

Details of Development
**INCREASE HEIGHT OF ROOF RIDGE BY 0.5M AND DORMER TO WEST ELEVATION. SINGLE-STOREY EXTENSION TO SOUTH ELEVATION. CAR PORT TO NORTH ELEVATION**

Location of Development
**86 INGLESIDE CRESCENT LANCING WEST SUSSEX BN15 8EW**

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 February 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
21/03/2014

PTO

ADUR DISTRICT COUNCIL
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## SCHEDULE

### Reasons for Granting Permission

01. The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur District Local Plan policies 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 development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing No. 05 Rev A titled Block & Location Plan date received 21-02-2014
    Drawing No. 02 Rev A titled Plans as Proposed date received 21-02-2014
    Drawing No. 03 Rev A titled Elevations as Proposed date received 21-02-2014

    **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.*

04. 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 rear roof slope of the development 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.