Adur District Council

Planning, Regeneration and Wellbeing

Mr Ian Smith
23 Barfield Park
Lancing
West Sussex
BN15 9DG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0076/12

Details of Development
CONSTRUCTION OF NEW FRONT PORCH

Location of Development
23 BARFIELD PARK LANCING WEST SUSSEX BN15 9DG

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 6th February 2012.

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
14/03/2012

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

SCHEDULE

Reasons for Granting Permission

01. The porch 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 saved 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 wall finish of the porch hereby permitted shall, prior to commencement of its use, be completed to match that of the existing dwelling.

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

03. The development hereby permitted shall be carried out in accordance with the following approved plans and details:-

Drawing No: 1:1250 Site Location Plan. Date Received: 06.02.12.
Drawing No: 1:500 Block Plan. Date Received: 06.02.12.
Drawing No: 1:50 Proposed Floor Plan. Date Received: 06.02.12.
Drawing No: 1:100 Proposed elevations. Date Received: 06.02.12.
Drawing No: Conservatory design specification. Date Received: 06.02.12.

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

Informatives / Notes to Applicant

01. It is advised that the development hereby approved should be constructed so that, the floor level within the porch will be set no lower than existing levels AND, flood proofing of the proposed development will be incorporated where appropriate in accordance with `Improving the flood performance of new buildings' CLG (2007)