Adur District Council

Planning, Regeneration and Wellbeing

Mr Steven Barrett
52 Freshbrook Way
Lancing
West Sussex
BN15 8DA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0503/13

Details of Development
REMODELLING OF EXISTING BUNGALOW INCLUDING REAR EXTENSION AND ROOMS IN NEW RAISED ROOF WITH REAR GABLE AND NORTH AND SOUTH SIDE DORMERS

Location of Development
23 MOUNTVIEW ROAD SOMPTING LANCING WEST SUSSEX BN15 0JZ

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 26th April 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
19/06/2013

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 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 saved policy AH7 of the Adur District Local Plan.*

03. The first floor windows on the north and south elevation shall at all times be fitted with obscured glazing. They shall be permanently fixed shut with the exception the most westerly window on the north elevation and the bathroom and most westerly bedroom window on the southern elevation which can be fitted with a top opening fanlight only provided that the opening part of the window is above 1.7 metres above the finished floor level of the room the window serves.

    Reason: *To protect the residential amenities of the occupiers of the adjacent dwellings and to accord with policy AH7 of the Adur District Local Plan.*

04. No windows or openings other than those shown on the approved plans shall be fitted into the north or south elevation of the roof without prior consent from the Local Planning Authority.

    Reason: *In the interests of residential amenity and to accord with policy AH7 of the Adur District Local Plan.*

Cont…/

05. The development hereby permitted shall be completed in accordance with the following approved plans: -

Drawing no. SB/13/115/1A - received 18th June 2013
Drawing no. SB/13/115/2A - received 18th June 2013

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

Informatives / Notes to Applicant

01. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

02. 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.