Adur District Council

Development Management

Mr Ben Eneke
Flat 1
28A Ventnor Villas
Hove
East Sussex
BN3 3DE

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1016/15

Details of Development
SINGLE-STOREY EXTENSION TO SIDE (NORTH) AND REAR (WEST) ELEVATION.

Location of Development
17 RECTORY WALK SOMPTING LANCING WEST SUSSEX BN15 0DU

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 13th July 2015.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
16/09/2015

Adur District Council
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Ref: AWDM/1016/15

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 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. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (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 south side wall of the extension.

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

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

Drg No.RFW-002C Title: Proposed Ground Floor Plan received 14.08.15
Drg No.RFW-005B Title: Proposed Front and Rear Elevations received 14.08.15
Drg No.RFW-006 B Title: Proposed Side Elevations received 14.08.15
Drg No.RFW-007 B Title: Proposed Block Plan received 14.08.15
Location Plan, received 13 July 2015

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

05. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling.

Reason: *In the interests of residential amenity having regard to saved policies AH2 and 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.