ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0155/10**

D D A S
8 Fifth Avenue
Lancing
West Sussex
BN15 9QA

Details of Development
REPLACEMENT ENLARGED SINGLE-STOREY REAR EXTENSION.

Location of Development
17 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 29th April 2010.

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

23/06/2010

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 accommodation 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 policy AH7 of the Adur District Local Plan.*

03. The window in the northern side elevation of the extension shall at all times be glazed with obscured glass and fixed to be permanently non-openable with the exception of a small top-hung opening light details of which shall be submitted to and approved in writing by the Local Planning Authority prior to its installation.

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

04. Except as required by the other conditions of this permission, the extension hereby permitted shall be carried out in accordance with the following approved plans: -

    Block/Location Plan - Received 5th May 2010.
    Proposed Elevations and Floor Plans: - Drawing no. PL/1 (revised) Rev 02 - received 4th June 2010.

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

05. Notwithstanding the first-floor patio door shown on the approved plan, no part of the roof of the extension hereby permitted shall be converted into or used as a balcony or terrace and a balustrade shall be installed on the outer face of the door (to create only a Juliet balcony) prior to commencement of use of the extension.

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