Adur District Council

Planning, Regeneration and Wellbeing

Mr Colin Chambers
Clarion Building Contractors Ltd
First Floor
54A Church Road
Burgess Hill
West Sussex
RH15 9AE

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0079/14

Details of Development
EXTENSION TO REAR GABLE TO INCREASE INTERNAL FLOOR SPACE

Location of Development
128A BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LN

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 24th January 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
26/02/2014

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 and/or highway safety. It would consequently not conflict with 'saved' policies of the Adur District Local Plan AG1 and AH7 and 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. 120904B/LP1b titled Location and block plan as proposed date valid 24-01-2014
Drawing No. 120904B/PGF1A titled Proposed ground floor plan of subject property date valid 24-01-2014
Drawing No. 120904B/GF1 titled Proposed sketch of ground floor plan date valid 24-01-2014
Drawing No. 120904B/PF1a titled Proposed first floor plan of subject property date valid 24-01-2014
Drawing No. 120904B/RF titled Existing and proposed roof plan date valid 24-01-2014
Drawing No. 120904/PE1/rev2 titled Proposed and existing elevations date valid 24-01-2014

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 shall be formed in the side elevations of the extension.

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

Cont…/

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.