Adur District Council

Development Management

Mr Alan Wood
75 Westbourne Street
Hove
East Sussex
BN3 5PF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0644/15

Details of Development
TWO-STOREY SIDE EXTENSION TO WEST ELEVATION

Location of Development
5 RING ROAD LANCING WEST SUSSEX BN15 0QF

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 2015.

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

GPeck

Gary Peck
Planning Services Manager
19/06/2015

PTO

Adur District Council
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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 hereby approved) shall be formed in the west side wall of the extension.

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

04. The first floor window in the west side elevation of the extension hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

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

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.*

06. The hard surface shown on the approved drawing shall be constructed and thereafter retained using only permeable materials and/or a permeable construction or alternatively provision shall be made and thereafter retained to direct surface run-off from the hard surface to a permeable or porous area or surface within the curtilage of the site.

    Reason: *To reduce the risk of localised flooding and in the interests of sustainability having regard to the National Planning Policy Framework.*

PTO

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

    Block Plan received 17 June 2015
    Site Plan received 29 April 2015
    Drawing Numbers 1-5 received 29 April 2015

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

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.