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/0348/07

A W Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

Details of Development
FIRST FLOOR SIDE/FRONT EXTENSION TO REPLACE DORMER

Location of Development
12 ORCHARD AVENUE LANCING WEST SUSSEX BN15 9EA

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 June 2007.

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

Your copy of the application, determined as above, is returned herewith for your records.

Peter Davies.

Peter Davies
Head of Planning and Community

24/07/2007

PD

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract significantly from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. Whilst the proposal does conflict with some elements of the policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (DEV1), it is deemed overall acceptable given the unique circumstances of the site.

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 and DEV1 of the West Sussex Structure Plan.*

03. This permission relates to the amended plan received on 9 July 2007 and not to the plan originally submitted.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

PD