Adur District Council

Planning, Regeneration and Wellbeing

Mrs Brenda Lander
15 Bowness Avenue
Sompting
Lancing
West Sussex
BN15 9TT

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/0756/13

Details of Development
**DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF SINGLE STOREY REAR EXTENSION**

Location of Development
**15 BOWNESS AVENUE SOMPTING LANCING WEST SUSSEX BN15 9TT**

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 15th July 2013.

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
12/09/2013

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. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of 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 external walls of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.

    **Reason**: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

03. The window in the west side elevation of the extension hereby permitted shall be obscure-glazed and non-opening up to 1.7 metres above the finished floor level 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.*

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 (other than as 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.*

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

| | |
|---|---|
| Unnumbered site location plan deposited: | 15 July 2013 |
| Drawing number 15-BA-001 entitled "Location Plan" deposited: | 15 July 2013 |
| Drawing number 15-BA-002 entitled "Elevations & Section" deposited: | 15 July 2013 |
| Drawing number 15-BA-003 entitled "Ground Floor Plan" deposited: | 15 July 2013 |
| Drawing number 15-BA-004 entitled "Roof construction" deposited: | 15 July 2013 |

**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.