Adur District Council

Planning, Regeneration and Wellbeing

Mrs Mangala Ratnayake
Studio 15
Flat 15 Beech Gardens
Bulkington Avenue
Worthing
West Sussex
BN14 7HL

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1197/13

Details of Development
RETROSPECTIVE APPLICATION FOR SINGLE-STOREY REAR EXTENSION LINKED TO DETACHED GARAGE WITH USE OF GARAGE AS LIVING ACCOMMODATION.

Location of Development
2 CRABTREE LANE LANCING WEST SUSSEX BN15 9PG

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 26th September 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
21/11/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. Subject to implementation of the negotiated improvements, 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 NPPF.

Conditions

01. The alterations to the front wall of the infill extension comprising the removal of the existing window, application of a smooth rendered finish to cover the brickwork and painted white or cream (or some other colour to have previously been agreed in writing by the local planning authority), and application of a fascia trim as shown on Drawing No: 03 REV C shall be carried out within 3 months of the date of this permission.

    Reason: *To ensure a satisfactory appearance and to comply with saved policy AH7 of the Adur District Local Plan.*

02. The alterations to replace the existing garage door with the window as shown on Drawing No: 03 REV C, and associated making good of the door opening in brickwork to match the colour, texture, bond and mortar colour of the existing brick garage shall be carried out within 3 months of the date of this permission.

    Reason: *To ensure a satisfactory appearance and to comply with saved policy AH7 of the Adur District Local Plan.*

03. Unless stipulated by any other condition of this permission the development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing No: 01 REV B Title: Location and Site Plans Date received: 20 Nov 2013
    Drawing No: 02 REV B Title: Previously Existing Floor Plans and Elevations Date received: 26 Sept 2013
    Drawing No: 03 REV C Title: Floor Plans and Elevations Date received: 20 Nov 2013

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

Cont…/

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 west side wall of the former garage building.

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

Informatives / Notes to Applicant

01. The applicant is advised that any additional alterations to the building envelope required in order to comply with Building Regulations but not forming part of the current proposals (including any increase to the roof height of the infill extension or former garage building) is likely to require the submission of a further planning application. Any such further application will be considered on its own merits and may not be acceptable if considered to have a deleterious effect on the appearance of the bungalow.

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.