Adur District Council

Planning, Regeneration and Wellbeing

Mr Simon Brodrick
102 Haynes Road
Worthing
West Sussex
BN14 7LA

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/0692/12

Details of Development
**SINGLE STOREY PITCHED ROOF REAR EXTENSION**

Location of Development
**134 KINGS ROAD LANCING WEST SUSSEX BN15 8DX**

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 31st May 2012.

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
05/07/2012

PTO

## SCHEDULE

### Reasons for Granting Permission

01. The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and the South East Plan (CC1, CC6, BE1).

### 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 15/12/11 2 Titled Block Plan dated and deposited 31-05-2012
    Drawing 15/12/11 4 Titled Proposed Ground Floor Plan dated and deposited 31-05-2012
    Drawing 15/12/11 1 Titled Location Plan and Proposed Elevations dated and deposited 31-05-2012

    **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.*

### Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.