Adur District Council

Planning, Regeneration and Wellbeing

Mr Andy Scarborough
34 Sackville Road
Hailsham
East Sussex
BN27 2DY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1231/13

Details of Development
FRONT DORMER AND CONSERVATORY TO REAR

Location of Development
16 HOWARD ROAD SOMPTING LANCING WEST SUSSEX BN15 0LW

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 November 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
24/01/2014

ADUR DISTRICT COUNCIL
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Ref: AWDM/1231/13

SCHEDULE

Reasons for Granting Permission

01. On balance the proposed development is considered acceptable and can take place without resulting in significant harm to the visual amenities of the locality or unacceptable detriment to the amenities of neighbouring properties. It consequently would 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. 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 extension.

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

03. Permission relates to approved plans:

    06060813/0004 Site and Block plans received: 20th November 2013
    060813/101 Proposed floor plans received: 29th November 2013
    060813/102c Proposed elevations received: 29th Nov
    060813/002 Existing elevations received: 29th Nov
    060813/001 Existing elevations received: 29th Nov

04. The external wall finish of the west side elevation of the conservatory hereby permitted shall, prior to commencement of its use, be completed in either white UPVC panels or rendered masonry to match the existing elevations of the bungalow.

    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. 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.

02. Please note that the works identified on the approved plans as being carried out as 'permitted development' do not form part of this planning permission and must be carried out as a separate building operation. In order for the rear dormer to be constructed as 'permitted development' it must be substantially completed prior to the construction of the conservatory approved by this permission since by removing/covering the original eaves of the bungalow the rear dormer will not meet the conditions for 'permitted development under Class B.2(b).