Adur District Council

Development Management

Mr Ben Whitby
BJW Architectural
15 West Street
Shoreham By Sea
West Sussex
BN43 5WF

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1357/15

Details of Development
ROOMS IN ROOF WITH HALF-HIPPED GABLES TO EAST AND WEST ELEVATIONS, ROOFLIGHTS TO SOUTH SIDE ELEVATION, 2 NO. DORMER WINDOWS TO NORTH SIDE ELEVATION, RAISED TERRACE AND STEPS TO SOUTH ELEVATION AND EXTENSION TO 'SQUARE OFF' EXISTING GARAGE TO FORM DOUBLE GARAGE.

Location of Development
29 FIRLE ROAD LANCING WEST SUSSEX BN15 0NY

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 14th September 2015.

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

G Peck

Gary Peck
Planning Services Manager
24/11/2015

Adur District Council
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SCHEDULE

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 floorspace 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 saved policy AH7 of the Adur District Local Plan.*

03. At no time shall the roof of the garage be used as a terrace or balcony.

Reason: *To protect the privacy of neighbouring residents having regard to saved policy AH7 of the Adur District local Plan.*

04. The bottom of the rooflights in the south side elevation of the roof extension hereby permitted shall be positioned a minimum 1.7 metres above the floor of the room in which they are installed and they 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.*

05. The dormer window (shown as serving the en-suite on drawing No. 02F) in the north side elevation of the roof extension hereby permitted shall at all times be glazed with obscured glass.

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

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

Drawing No. 02 Rev F Title: Plans & Elevations as Proposed
Date received 19 October 2015
Drawing No. 07 Title: Block and Location Plan
Date received 14 September 2015

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 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.