ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0225/10**

Philip Clay
Byways
Castle Lane
Steying
West Sussex
BN44 3FB

Details of Development
FRONT-PORCH AND SINGLE-STOREY SIDE EXTENSION

Location of Development
117 FRESHBROOK ROAD LANCING WEST SUSSEX BN15 8DL

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 9th July 2010.

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

03/09/2010

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 policies of the Adur District Local Plan (AG1, AH7).

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 accommodation 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 policy AH7 of the Adur District Local Plan.*

03. The 5 metre long hardstanding in front of the proposed extension shall be kept available at all times for parking a vehicle incidental to the use of the property as a dwelling.

    Reason: *To ensure adequate provision for off-street parking and to comply with policy AH7 of the Adur District Local Plan.*

04. The development hereby permitted shall be carried out in accordance with the following approved plans:
    OS Sitemap 1:1250 (site location) date stamped received 9 July 2010.
    Drawing No. 1789/1 (Proposed porch and side extension) as amended (showing side extension reduced to 6.6m long) date stamped received 24 August 2010.

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