Adur District Council

Planning, Regeneration and Wellbeing

Mr Matt Bridle
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RH20 3HZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1639/14

Details of Development
TWO-STOREY REAR EXTENSION TO REPLACE EXISTING EXTENSION. ROOMS IN ROOF WITH TWO FRONT DORMERS.

Location of Development
13 GRIFFITHS AVENUE LANCING WEST SUSSEX BN15 0HW

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 20th November 2014.

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
13/01/2015

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

Drawing no. 2014.117.03 titled: Location plan, received 20/11/2014
Drawing no. 2014.117.01 A, received 20/11/14
Drawing no. 2014.117.02 C, received 19/12/14.

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, prior to commencement of use of the additional floor space 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 the Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7.*

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 (other than as hereby approved) shall be formed in the north side wall of the extension.

Reason: *In the interests of residential amenity and to accord with policies H16 and H18 of the Worthing Local Plan policy AH7 of the Adur District Local Plan.*

05. Notwithstanding the detail shown on the approved drawings the lowest edges of the three roof lights shown on the approved drawings shall be a minimum of 1.7 metres above the finished floor level of the rooms they will light.

Reason: *In the interests of residential amenity and to accord with 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.