Adur District Council

Planning, Regeneration and Wellbeing

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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1250/12

Details of Development
PROPOSED ENTRANCE PORCH TO WEST SIDE AND LOFT CONVERSION WITH ROOF LIGHTS

Location of Development
24 MANOR ROAD LANCING WEST SUSSEX BN15 0HA

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 13th November 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
22/01/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would preserve the historic character of the existing Grade II listed building and would not detract from the character or appearance of the Conservation Area. Subject to the conditions of planning permission the development can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7, AB3, AB4, AB6, AB7, AB9).

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. Prior to commencement of works samples of the proposed materials for construction of the porch to include roof tiles, oak frame, glazing with leaded lights and rainwater goods shall be submitted to and approved by the Local Planning Authority. The materials to be used shall match existing in all respects. Work shall be carried out in accordance with such details.

Reason: *To protect the historic value of the Grade II listed building and to accord with policies AB7 and AB9 of the Adur District Local Plan.*

03. Prior to commencement of works details of the proposed conservation roof lights shall be submitted to and approved by the Local Planning Authority. Work shall be carried out in accordance with such details.

Reason: *To ensure that the proposed rooflights are sympathetic to the existing listed building and to accord with policies AB7 and AB9 of the Adur District Local Plan.*

04. The glazing in the conservation rooflights shall at all times be obscurely glazed and non-opening except for the most northern rooflight which can be openable. The rooflights shall not be subsequently altered in anyway.

Reason: *In the interests of residential amenity and to avoid overlooking and to accord with policy AH7 of the Adur District Local Plan.*

05. The loft conversion shall be carried out in accordance with the details shown on plan no. 1205/P/204 'Roof structure layout as proposed' received 13th November 2012 and plan no. 1205/P/205 'Stairway layout and section as proposed' received 13th November 2012. None of the existing fabric of the building shall be removed or altered other than that shown on the approved plans.

Reason: protect the historic value of the Grade II listed building.

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

1205/P/001 - received 13th November 2012
1205/P/102 - received 13th November 2012
1205/P103 - received 13th November 2012
1205/P/101 - received 13th November 2012
1205/P/204 - received 13th November 2012
1205/P/206 - received 13th November 2012
1205/P/205 - received 13th November 2012
1205/P/202/A - received 13th November 2012
1205/P/201/A - received 13th November 2012

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

Informatives / Notes to Applicant

01. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks 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.

02. 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.