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/0326/14

Details of Development
NEW ENTRANCE PORCH AND GARAGE TO FRONT (WEST). CONVERSION OF EXISTING GARAGE TO STUDY/BEDROOM WITH NEW BAY WINDOW TO FRONT (WEST). EXTENSION OF CATSLIDE ROOF ON SOUTH SIDE TO PROVIDE A GLAZED EXTENSION AT GROUND FLOOR WITH DECKED TERRACE. REMOVAL OF EXISTING DORMERS ON SOUTH ROOFSLOPE AND REPLACEMENT WITH SINGLE DORMER AND BALCONY. REPLACEMENT OF CONSERVATORY ON EAST SIDE WITH STORE ROOM. ADDITION OF WEATHERBOARDING TO FIRST FLOOR, REPLACEMENT ROOF TILES AND NEW RENDER.

Location of Development
64 MILL ROAD LANCING WEST SUSSEX BN15 0QA

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 12th March 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
01/05/2014

ADUR DISTRICT COUNCIL
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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 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. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed extensions and alterations have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

    Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

03. Prior to commencement of development details of the obscure-glazed screen at the side of the proposed first floor balcony shall be submitted to and approved in writing by the Local Planning Authority. The screen shall be erected in accordance with the approved details prior to commencement of use of the balcony and shall thereafter be retained.

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

04. No works or development shall take place until full details of supplemental hedge planting along the western boundary of the site and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

    Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB26-27 of the Adur District Local Plan.*

Cont…/

05. The development hereby permitted shall be carried out in accordance with the following approved plans received 12 March 2014:-

    Drawing No. 3.01, 3.02, 3.03, 3.04, 3.05

    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 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.