Adur District Council

Planning, Regeneration and Wellbeing

Mr John Wright
12 Seamill Park Crescent
Worthing
West Sussex
BN11 2PN

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1302/13

Details of Development
SINGLE STOREY SIDE AND REAR EXTENSION AND FRONT DORMER. (HIP-TO-GABLE ROOF EXTENSION AND REAR DORMER TO BE CONSTRUCTED UNDER 'PERMITTED DEVELOPMENT').

Location of Development
13 MANOR CLOSE LANCING WEST SUSSEX BN15 0QY

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 16th October 2013.

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
02/12/2013

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 Worthing Core Strategy Policies 16 and the 'saved' policies of the Worthing Local Plan (H16, H18).

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 JW/13/070 titled Loft Conversion and Extension date received 28th November 2013.

    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 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 Local Plan.*

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 at first floor in the east elevation of the development hereby permitted.

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

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05. The first floor window in the east side elevation of the extension hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

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

06. The finished floor levels of the ground floor extension hereby permitted shall be set no lower than the existing finished floor levels of the existing bungalow building and the development hereby permitted shall incorporate flood proofing/resilience and resistance techniques in accordance with 'Improving the flood performance of new buildings' CLG (2007)

Reason: *To mitigate against exacerbation of flood risk in accordance with planning policies set out in the National Planning Policy Framework.*

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.