Adur District Council

Development Management

Mr Wayne Gander
Wayne Gander MCIAT
98 Durrington Lane
Worthing
West Sussex
BN13 2RQ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1728/15

Details of Development
A JOINT LOFT CONVERSION SCHEME (NOS. 43 AND 45 VALLEY ROAD) COMPRISING OF RAISING THE RIDGE HEIGHT, CHANGE HIP ROOF TO A GABLE END WALL, NEW FRONT DORMER, 1ST FLOOR ADDITION OVER THE EXISTING GROUND FLOOR EXTENSIONS INCLUDING A RECESSED BALCONY TO NO. 45. NEW PORCH TO FRONT ELEVATION OF NO. 43 AND TO SIDE OF NO. 45.

Location of Development
45 VALLEY ROAD SOMPTING LANCING WEST SUSSEX BN15 0JP

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 26th November 2015.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
20/01/2016

Adur District Council
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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 approved shall be completed using the materials and finishes as specified in the application.

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

03. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any Order amending, 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 side walls of the extensions hereby approved.

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

04. The development hereby permitted shall be carried out in accordance with the following approved plans received 26 November 2015:

    Drawing Nos. 01, 02, 03, 04, 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.