Adur District Council

Planning, Regeneration and Wellbeing

Mr Ivan Salter
AJ Salter & Son
50 Windsor Road
Worthing
West Sussex
BN11 2LY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0515/12

Details of Development
RETROSPECTIVE APPLICATION FOR NEW FRONT BOUNDARY WALL UP TO 2.3 METRES HIGH AND PROPOSED NEW PORCH

Location of Development
115 GRINSTEAD LANE LANCING WEST SUSSEX BN15 9DR

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 23rd April 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
29/06/2012

ADUR DISTRICT COUNCIL

Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed porch, and boundary wall (subject to a reduction in height of 0.6m), would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or on highway safety. They would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Conditions

01. The porch 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. Within two months of the date of this permission the boundary wall, railings and gates shall be reduced in height as per the approved amended wall detail plan received 19.06.12, unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of highway safety and visual amenity and to comply with saved policies AG1, AH7 of the Adur District Local Plan.*

03. The external walls and roof of the porch and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.

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

04. This permission relates to the following approved plans:-

Drawing No: 2312:1 (excluding the wall details) Date Received: 23.04.12
Drawing No: Amended wall detail. Date Received: 19.06.12

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