ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0071/10**

Rex Adams
RJA Planning and Building Consultants Ltd
16 Greenacres
Shoreham By Sea
West Sussex
BN43 5WY

Details of Development

SINGLE-STOREY SIDE EXTENSION (INCLUDING GARAGE AND CONSERVATORY) PROJECTING AT FRONT AND REAR

Location of Development

10 ABBOTS WAY LANCING WEST SUSSEX BN15 9DH

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 8th March 2010.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

30/04/2010

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 policies of the Adur District Local Plan (AG1, AH7).

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 external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, 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 policy AH7 of the Adur District Local Plan.*

03. The windows in the east side elevation of the conservatory shall at all times be glazed with obscured glass.

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

04. The existing hedge adjacent to the driveway on the boundary with 12 Abbots Way shall be retained and protected for the duration of construction works in a manner to be agreed with the local Planning Authority before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any parts thereof removed without consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the following planting season with hedging of such size and species as may be agreed with the Local Planning Authority.

    Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with policy AB25 of the Adur District Local Plan.*

05. The development hereby permitted shall be carried out in accordance with the following approved plan, date stamped received 28 April 2010:
    Drawing No. 10304-01 Rev. B.

    Reason: *For the avoidance of doubt and in the interests of visual amenity having regard to policy AH7 of the Adur District Local Plan.*