Adur District Council

Development Management

Mrs Brenda Lander
15 Bowness Avenue
Sompting
Lancing
West Sussex
BN15 9TT

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0616/15

Details of Development
DORMERS TO EAST AND WEST ROOFSLOPES AND REAR EXTENSION

Location of Development
15 BOWNESS AVENUE SOMPTING LANCING WEST SUSSEX BN15 9TT

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 22nd May 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
22/07/2015

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 permitted shall be carried out in accordance with the following approved plans:-

Title: Location Plan, Received on 22nd May 2015.
Title: Block Plan, Drawing No. 15.BA/001/APRIL/FPA/D, Received on 22nd May 2015.
Title: Existing Ground Floor Plan, Drawing No. 15-BA-011-EX-14, Received on 22nd May 2015.
Title: Existing South, East & West Elevations, Drawing No. 15-BA-010-EX-14, Received on 22nd May 2015
Title: Existing Roof Plan & Northern Elevation, Drawing No. 15.BA/012 EX, Date received: 22nd May 2015
Title: Proposed Ground Floor Plan & Roof Plan, Drawing No. 15.BA/004/APRIL/FPA, Received on 22nd May 2015.
Title: Proposed South, East & West Elevation Plans, Drawing No. 15.BA/002/APRIL/FPA, Received on 24th June 2015.
Title: Proposed First Floor Plan & North Elevation, Drawing No. 15.BA/007/APRIL/FPA, Received on 24th June 2015.

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

03. The external walls and roof(s) of the extension 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. The windows in the eastern and western side elevations of the dormer roof extensions hereby permitted shall at all times be obscure-glazed.

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

05. The windows in the east and west dormer roof extensions hereby permitted shall at all times be non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and shall not subsequently be altered in any way.

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

06. 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 in the eastern or western side walls of the extensions.

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

07. The east and west side dormers hereby permitted shall be erected so that a gap of 37mm shall be maintained between the bottom edges of the side dormers and the eaves of the existing roof.

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

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.