Adur District Council

Planning, Regeneration and Wellbeing

Mr Tony Rogers
Tony Rogers Building Consultants
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0367/14

Details of Development
EXTENSIONS TO EXISTING DORMERS TO REAR (SOUTH) AND SIDE (WEST) ELEVATIONS

Location of Development
7 FAIRVIEW ROAD LANCING WEST SUSSEX BN15 0PA

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 21st March 2014.

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
12/05/2014

ADUR DISTRICT COUNCIL
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Ref: AWDM/0367/14

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

    Drawing Titled: Site Plan: received on the 4th April 2014.
    Drawing Titled: Block Plan: received on the 4th April 2014.
    Drawing No. 11/690/01 received on the 21st March 2014.
    Drawing No. 11/690/02 received on the 21st March 2014.
    Drawing No. 11/690/03 received on the 21st March 2014.
    Drawing No. 11/690/04 received on the 21st March 2014.

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

03. The materials and finishes of the external walls and roofs of the extensions hereby permitted shall, prior to commencement of use of the extensions, be completed to match in colour and texture those of the existing building.

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

04. The proposed westerly dormer window hereby permitted shall at all times be glazed with obscured glass and fixed shut up to 1700mm above the internal finished floor level.

    Reason: *To prevent overlooking 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 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.