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/0388/09**

Mr Stephen Robins
57 Ring Road
Lancing
West Sussex
BN15 0QE

Details of Development
PITCH-ROOFED FRONT EXTENSION (GARAGE) AND CONVERSION OF EXISTING GARAGE TO A STUDY/BEDROOM WITH ROOF ALTERATION

Location of Development
57 RING ROAD LANCING WEST SUSSEX BN15 0QE

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 7th October 2009.

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

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

09/12/2009

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 and without detraction from highway safety. Subject to adequate precautions, it would not cause harm to the tree subject to TPO. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AB25, 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 existing trees and shrubs (except for the 3 conifers directly adjoining the house) shall be retained and shall be 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 trees or shrubs 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 trees or shrubs 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.*

03. This permission relates to the amended plans (Rev.D) received on 8 November 2009 and not to the plans originally submitted.

    Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH7 and AB25 of the Adur District Local Plan.*

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

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

PTO

05. 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, rooflights or other openings shall be formed in the east side wall or roof slope of the garage extension without the prior permission of the Local Planning Authority on an application in that behalf.

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