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/0334/09**

Mr David Buckland
The Old Forge
2 Mill Road
Lancing
West Sussex
BN15 0PT

Details of Development
ATTACHED GARDEN ROOM /TOILET AND PITCHED ROOF ON UTILITY AREA

Location of Development
2 MILL ROAD LANCING WEST SUSSEX BN15 0PT

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 26th August 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, would preserve or enhance the character and appearance of the Conservation Area 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, AB4).

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 materials and finishes of the external walls and roofs of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, 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 AB4 and AH7 of the Adur District Local Plan.*

03. This permission relates to the application as amended by the revised plan (Drawing No. 001a) received on 13 November 2009.

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

04. 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 shall be formed in the east side wall or roof of the proposed garden room or the north side wall or roof of the utility area without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: *To prevent overlooking and to comply with policy AH2 of the Adur District Local Plan.*

PTO

05. The rooflights to be used in the proposed garden room extension shall be 'conservation' style rooflights, fitted flush with the roofslope, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To preserve the character of the building and Conservation Area as required by policy AB4 of the Adur District Local Plan.*