Adur District Council

Planning, Regeneration and Wellbeing

Mr Paul Trussler
44 Firle Road
Lancing
West Sussex
BN15 0NL

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0639/13

Details of Development
SINGLE STOREY REAR EXTENSION (CONSERVATORY TO BE DEMOLISHED)

Location of Development
27 FIRLE ROAD LANCING WEST SUSSEX BN15 0NY

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 29th May 2013.

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
18/07/2013

PTO

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:-

    Drawing No: 212/451/1 Title: Location and Block Plan Date received: 29/5/13
    Drawing No: 212/451/3A Title: Existing and proposed Ground Floor Plans Date received: 17/7/13
    Drawing No: 212/451/4A Title: Proposed Elevations Date received: 17/7/13
    Drawing No: 212/451/2 Title: Existing Elevations Date received: 29/5/13

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

03. The external materials and finishes of the dwarf walls of the development hereby permitted shall, prior to commencement of use of the additional floorspace 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 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.

02. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.