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/0147/08

A W Rogers
40 Dawn Crescent
Upper Beeding
Steyning
BN44 3WH

Details of Development
AMENDMENT TO DESIGN OF FIVE-BEDROOM CHALET BUNGALOW UNDER CONSTRUCTION (RESUBMISSION OF ADC/0691/07)

Location of Development
GREENACRES OLD SALTS FARM ROAD LANCING WEST SUSSEX BN15 8JD

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 18th March 2008.

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.

Keith Morgan
Planning Services Manager

30/04/2008

SCHEDULE

Reasons for Granting Permission

01. Although the development is within the 'strategic gap' of countryside separating Lancing from Shoreham, the additional enlargement of the new dwelling as now proposed would not have a significant effect on the open character of the landscape nor detrimentally affect the amenities of nearby properties and consequently would not conflict materially with the relevant policies of the Adur District Local Plan (AG1, AC1, AC4) or the West Sussex Structure Plan (LOC2, CH3, DEV1).

Conditions

01. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour and texture those of the existing house under construction unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

02. 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), the proposed dwelling shall not be extended or any incidental building (exceeding 20 cubic metres in volume) erected within its curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: *In the interests of amenity and the environment and to comply with policy AC4 of the Adur District Local Plan and LOC2 and DEV1 of the West Sussex Structure Plan.*