Adur District Council

Planning, Regeneration and Wellbeing

Ms Louise Flower
LF Architecture Ltd
Monkyn Pyn
Thornwell Road
Wilmington
East Sussex
BN26 6RL

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0067/14

Details of Development
EXTENSION TO PROVIDE INTEGRAL GARAGE AND ROOMS IN ROOF WITH SIDE GABLE, REAR DORMER, FRONT ROOFLIGHTS AND COVERED BALCONY ON NORTH SIDE.

Location of Development
51 GEORGE V AVENUE LANCING WEST SUSSEX BN15 8NQ

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 28th January 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
14/03/2014

ADUR DISTRICT COUNCIL
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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 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 external materials and finishes 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 Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7.*

03. The development shall be carried out in accordance with the following approved plan: No GVA04B received 7/3/14.
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Reason: *For avoidance of doubt and in the interests of proper planning.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application and 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.