Adur District Council

Planning, Regeneration and Wellbeing

South Downs National Park Authority

PLEASE NOTE:
This application lies within the **South Downs National Park**. The application was determined by Adur District Council acting as an agent for the South Downs National Park Authority.

John Wright
12 Seamill Park Crescent
Worthing
West Sussex
BN11 2PN

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1034/11

Details of Development
FIRST FLOOR EXTENSION WITH GABLE AT FRONT

Location of Development
LADYWELLS COOMBES ROAD COOMBES LANCING WEST SUSSEX

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 23rd January 2012.

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
03/04/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment including the statutory purposes of The South Downs National Park (those being to Conserve and enhance its natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of these special qualities). It would consequently not conflict with Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AC1, AC2, AC3, and AH7 and South East Plan (GOSE 2009): CC1, CC6, BE1, BE6, C2, C4, C5

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 titled Location Plan dated 25-01-2012
Drawing No.: JW/11/109 titled First Floor Extension dated 23-01-2012

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

03. The external materials and finishes of the walls and roof of the extension hereby permitted shall match those of the existing building.

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

04. Prior to the occupation of the extension hereby permitted the bat and bird boxes shown on the plans hereby approved shall be installed.

Reason: *To secure an enhance to wildlife in accordance with the statutory purposes of The South Downs National Park (those being to Conserve and enhance its natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of these special qualities)*

05. The rooflights hereby permitted shall be of conservation style

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. 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