Adur District Council

Development Management

Mr Tony Standing
4 Coombe Road
Steyning
Sussex
BN44 3LF

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1639/15

Details of Development
FIRST-FLOOR SIDE AND REAR EXTENSION TO EAST ELEVATION.

Location of Development
21 GROVER AVENUE LANCING WEST SUSSEX BN15 9RG

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 11th November 2015.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
27/01/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

Ref: AWDM/1639/15

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:-

Site Location and Block Plans Date received: 11.11.2015
Drawing No: C791 Existing Floor Plans and Existing East Side and Rear Elevations
Date received: 11.11.2015
Drawing No: C791-1 Existing West Side and Front Elevations
Date received: 11.11.2015
Drawing No: C791-2 Rev B Proposed West Side and Front Elevations
Date received: 11.01.2016
Drawing No: C791-3 Rev B Proposed Floor Plans and Proposed East Side and Rear Elevations Date received: 11.01.2016

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

03. Unless otherwise approved in writing by the Local Planning Authority the external walls and supporting piers of the extension hereby permitted shall be completed to match the materials and finishes of the existing ground-floor extension (to be retained) and the roof(s) of the extension shall be completed using plain tiles and bonnet hips to match the design, colour and texture of those on the existing building.

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

04. The windows of the proposed extension shall match in all respects those of the existing building, including the formation of window cills.

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. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW Tel: 0330 303 0119 or www.southernwater.co.uk.