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/0271/10**

Roberts & Wrigley Associates
27a Goring Road
Goring-by-Sea
West Sussex
BN12 4AR

Details of Development
SINGLE-STOREY REAR EXTENSION (AMENDMENT TO PREVIOUS APPROVAL ADC/0166/10)

Location of Development
29 GEORGE V AVENUE LANCING WEST SUSSEX BN15 8NG

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 4th August 2010.

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

15/09/2010

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 the policies of the 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 accommodation 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 policy AH7 of the Adur District Local Plan.*

03. The development hereby permitted shall be constructed using the flood mitigation measures referred to in the submitted Flood Risk Assessment unless otherwise agreed in writing with the Local Planning Authority.

Reason: *To reduce the impact of flooding on the proposed development having regard to PPS25.*

04. This permission relates to the following approved plans:
Location Plan and Block Plan date stamped received 4 August 2010
Proposed Floor Plans and Elevations date stamped received 4 August 2010

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