Adur District Council

Planning, Regeneration and Wellbeing

Mr T Cording
140 High Street
Steyning
West Sussex
BN44 3LH

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/1521/13

Details of Development
**ROOMS IN ROOF INCLUDING FRONT DORMER AND REAR FIRST FLOOR EXTENSION.**

Location of Development
**7 HERBERT ROAD SOMPTING LANCING WEST SUSSEX BN15 0JT**

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 14th 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
04/04/2014

PTO

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

**Ref: AWDM/1521/13**

## 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 saved policies of the Adur District Local Plan (AG1, AH7) or the NPPF.

### 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 Plan, Floor Plans, Elevations, Section Date received: 14 Jan 2014
    Block Plan Date received: 14 Jan 2014

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

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed roof extensions has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

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

04. The window in the south side elevation of the roof extension hereby permitted shall be obscure-glazed and non-opening and it shall not subsequently be altered in any way..

    **Reason**: *To prevent overlooking 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.