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/0418/08

Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
West Sussex
RH20 2RF

Details of Development
SINGLE-STOREY PITCH-ROOFED SIDE AND REAR EXTENSIONS AND REAR CONSERVATORY

Location of Development
10 PRATTON AVENUE LANCING WEST SUSSEX BN15 9NU

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 19th August 2008.

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

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

22/10/2008

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) and the West Sussex Structure Plan (LOC1, DEV1).

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 materials and finishes of the external walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing building.

Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. The glazing in the north side elevation of the extension (serving the bathroom and utility room) shall at all times be glazed with obscured glass and fixed to be permanently non-openable with the exception of a small top-hung opening light details of which shall be submitted to and approved in writing by the Local Planning Authority prior to its installation.

Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the north side wall of the extension without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*