Adur District Council

Planning, Regeneration and Wellbeing

-Mr Ben Whitby
BJW Architectural
15 West Street
Shoreham By Sea
West Sussex
BN43 5WF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0379/14

Details of Development
SINGLE STOREY REAR EXTENSION

Location of Development
6 LEWIS ROAD LANCING WEST SUSSEX BN15 0NT

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 31st March 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
06/05/2014

ADUR DISTRICT COUNCIL
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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 external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace 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 Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7.*

03. 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 further windows or other openings (other than as hereby approved) shall be formed in the south or north side walls of the extension.

Reason: *In the interests of residential amenity and to accord with policy AH7 of the Adur District Local Plan.*

04. The development shall be carried out in accordance with the following approved plans: Nos. 01, 02 and 03 received 31/03/14.

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

05. The window in the south side elevation of the extension hereby permitted shall at all times be glazed with obscured glass.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

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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.