Adur District Council

Planning, Regeneration and Wellbeing

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

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0179/13

Details of Development
RAISED GABLES WITH BARN END HIPS, FRONT DORMER EXTENSION AND REAR ROOF EXTENSION.

Location of Development
13 UPPER BOUNDSTONE LANE LANCING WEST SUSSEX BN15 9QX

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 12th February 2013.

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
23/04/2013

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

SCHEDULE

Reasons for Granting Permission

01. The revised proposal 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 National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

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 except as where indicated otherwise by any other condition imposed on this permission:-

Drawing No: 599/01 A	Title: Roof Conversion	Date received: 4/4/13
Drawing No: 599/02	Title: Existing Layout	Date received:12/2/13

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

03. 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 saved policy AH7 of the Adur District Local Plan.*

04. On installation the rear rooflights shall be installed to ensure that the cill level of each is a minimum of 1.7 metres off finished floor level and thereafter retained as such.

    Reason: *To prevent direct overlooking of neighbouring properties having regard to saved policy AH7 of the Adur District local plan.*

Cont…./

05. On installation the rear dormer windows shall be obscurely glazed and non-opening below a height of 1.7 metres from finished floor level and retained as such thereafter.

Reason: *In the interest of privacy having regard to saved policy AH7 of the Adur District Local Plan*.

06. Notwithstanding the approved plans, prior to the front dormer being constructed, a revised plan shall be submitted to the Local Planning Authority for approval showing it to have a flat roof and only such flat roofed dormer as agreed by the Local Planning Authority shall be built.

Reason: the interest of the appearance of the property and wider area having regard to 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.