Adur District Council

Planning, Regeneration and Wellbeing

Mr Martin Preece
Technical Services
Portland House
Richmond Road
Worthing
West Sussex
BN11 1HS

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1465/13

Details of Development
FIRST FLOOR WINDOW TO WEST ELEVATION FOR NEW SHOWER ROOM.

Location of Development
3 FAIRVIEW GARDENS FAIRVIEW ROAD LANCING WEST SUSSEX BN15 0PR

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 November 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
28/01/2014

ADUR DISTRICT COUNCIL
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Ref: AWDM/1465/13

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 consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

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 used for the alterations hereby permitted shall be completed to match those of the existing building.

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

03. The window in the side elevation hereby approved shall at all times be obscure-glazed 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.*

04. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing Number 0027/02A entitled 'First Floor Plan (Part)' deposited: 19 November 2013
    Drawing Number 0027/03A entitled 'Plan of Proposed Shower' deposited: 19 November 2013
    Drawing Number 0027/05A entitled 'Side Elevation' deposited: 19 November 2013
    Drawing Number 0027/6/A entitled 'Block Plan' deposited: 19 November 2013
    Drawing Number 0027/7/A entitled 'Site Plan' deposited: 19 November 2013

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

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.