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/0292/10**

Ms Mary Collier
Manor Farm
Broomers Hill Lane
Mare Hill
Pulborough
RH20 2DU

Details of Development
REPLACEMENT OF EXISTING REAR CONSERVATORY WITH LARGER TILE-ROOFED CONSERVATORY (WITH ROOFLIGHTS).

Location of Development
1 NEWMANS GARDENS SOMPTING LANCING WEST SUSSEX BN15 0BD

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 6th August 2010.

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

17/09/2010

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).

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 accommodation 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 policy AH7 of the Adur District Local Plan.*

03. The glazing in the south west side elevation of the extension shall at all times be glazed with obscured glass and fixed to be permanently non-openable.

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

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

    Ng/10 drawing no. 3 - received 13th September 2010

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