Adur District Council

Development Management

Mr Neil Anstee
Neil Anstee
Flat 8
49 Norton Road
Hove
East Sussex
BN3 3BF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0908/15

Details of Development
SINGLE-STOREY EXTENSION TO REAR (SOUTH-EAST) ELEVATION.

Location of Development
6 HILL FARM WAY SOUTHWICK BRIGHTON WEST SUSSEX BN42 4YJ

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 15th June 2015.

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

G Peck

Gary Peck
Planning Services Manager
21/07/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

Ref: AWDM/0908/15

SCHEDULE

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 saved policy AH7 of the Adur District Local Plan.*

03. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the side walls of the extension.

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 no. 15B-P01 Rev B titled 'Plans' - received 14th July 2015
Drawing no. 15B-P02 Rev B titled 'Elevations' - received 14th July 2015

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

05. The window hereby approved in the existing south-west side elevation (serving the proposed WC) shall be permanently fitted with obscure glazing and no part of the window lower than 1.7 metres above the floor of the room in which it is located shall be openable.

Reason: *In the interests of residential amenity and to accord with 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.