Adur District Council

Planning, Regeneration and Wellbeing

Mr A.T. Bower
1 Bellview Road
Worthing
West Sussex
BN13 1EY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1031/12

Details of Development
CONVERSION OF GARAGE/GYM TO GRANNY ANNEX INCLUDING LINK PORCH EXTENSION AND BALCONY WITH STAIRCASE TO SOUTH

Location of Development
10 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8RH

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 22nd August 2012.

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
06/11/2012

PTO

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 policies of the South East Plan (CC1, CC6, BE1).

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 walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, 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. 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 windows or other openings shall be formed in the east side wall of the building.

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

04. The annexe accommodation hereby permitted shall not be occupied until it has been protected from road traffic noise in accordance with the recommendations of the Noise Assessment prepared by Acoustic Associates Sussex Ltd dated 1 November 2012. The noise protection measures shall thereafter be permanently retained.

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

05. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 10 Brighton Road as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling or in connection with any Bed & Breakfast use.

    Reason: *In the interests of residential amenity and highway safety having regard to saved policy AH7 of the Adur District Local Plan.*

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06. This permission relates to the following approved plans:-

Drawing No. BR/4 (Proposed Front Elevation) received 22 August 2012
Drawing No. BR/5 (Proposed Rear Elevation) received 22 August 2012
Drawing No. BR/6 (Proposed Side Elevation) received 22 August 2012
Drawing No. BR/7 (Proposed Side Elevation) received 22 August 2012
Drawing No. BR/8A (Proposed Floor Plan) received 12 October 2012

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