Adur District Council

Planning, Regeneration and Wellbeing

Mr T Cording
14 High Street
Steyning
West Sussex
BN44 3LH

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/1178/13

Details of Development
**SINGLE STOREY REAR EXTENSION.**

Location of Development
**16 HADRIAN AVENUE SOUTHWICK BRIGHTON WEST SUSSEX BN42 4LJ**

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 24th September 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
05/11/2013

ADUR DISTRICT COUNCIL
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**SCHEDULE**

**Reasons for Granting Permission**

01. The proposed development can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and would be acceptable in design terms. It would consequently not conflict with 'saved' policies AG1, AH7 of the Adur Local Plan and 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 development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing : 16 Hadrian Avenue Proposed Rear Extension
    Date received 24th Sept 2013
    Drawing : Block Plan Date received 24th September 2013

    **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. The glazing in the south side elevation of the extension hereby permitted shall at all times be of obscured glass.

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

05. 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 (other than as hereby approved) 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.*

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**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.

02. It is not noted that there is an intention to erect a rear roof dormer under permitted development. The applicant is advised that the rear dormer could only meet the criteria for 'permitted development' if it is built prior to the erection of the approved extension as the erection of the latter will obliterate the existing eaves.