ADUR DISTRICT COUNCIL

Mr Ben Harvey
Liam Russell Architects Ltd
24 Windlesham Road
Brighton
BN1 3AG

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0979/18

Details of Development
TWO-STOREY SIDE EXTENSION TO EAST ELEVATION, GROUND AND FIRST-FLOOR REAR EXTENSIONS TO NORTH ELEVATION, RE-ROOFING AND REPLACEMENT DORMER AND CLAD PART OF SIDE ELEVATIONS AND REPLACE EXISTING FRONT BALCONY AND OVERHANG ON SOUTH ELEVATION WITH VERTICAL TIMBER BOARDING.

Location of Development
243 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8JP

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 12th July 2018.

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
09/11/2018

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
SURFACE DRAINAGE	951/400	07.11.2018
DRAINAGE CALCULATIONS		07.11.2018
FRA		12.07.2018
EXISTING ELEVATIONS E & W	1639-PA-004	12.07.2018
EXTG GRD FLR, LOC & BLOCK PLAN	1639-PA-001	12.07.2018
EXTG FIRST FLOOR & ROOF PLAN	1639-PA-002	12.07.2018
EXTG ELEVATIONS & SECTION A-A	1639-PA-003	12.07.2018
EXISTING SITE PHOTOGRAPHS	1639-PA-005	12.07.2018
PROP GRD & 1ST FLR, LOC & BLOCK	1639-PA-010	12.07.2018
PROP ROOF PLAN, LOC & BLOCK	1639-PA-011	12.07.2018
PROP SOUTH & WEST ELEVATIONS	1639-PA-012	12.07.2018
PROP NORTH & EAST ELEVATIONS	1639-PA-013	12.07.2018
PROPOSED VISUALISATIONS	1639-PA-014	12.07.2018
PROPOSED VISUALISATIONS	1639-PA-015	12.07.2018

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

02. 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.*

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 specified in the application unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

04. The development shall not be occupied until the surface water soakaway as shown in drawing 951/400 and explained in the calculations, both received 7th November 2018, has been installed to the satisfaction of the Local Planning Authority. Thereafter the soakaway shall be retained as approved by the Local Planning Authority and suitably maintained in perpetuity.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

05. 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 east side wall of the two storey extension.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

06. The glazing in the replacement dormer shall on installation be obscurely glazed and non -opening below 1.7 metres. Thereafter it shall be retained as such.

Reason: *To avoid a loss of privacy to occupiers of No. 241 Brighton Road having regard to Policy 15 of the Adur Local Plan.*

07. Details of the extent and materials to be used for the external hard surface areas shall be submitted to the Local Planning Authority and approved in writing prior to first occupation of the extension hereby permitted. Only such details as approved shall be installed.

Reason: *In the interest of drainage and the appearance of the area having regard to policies 15, 35 and 36 of the Adur Local Plan.*

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. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern

Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk.

Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link https://beta.southernwater.co.uk/infrastructurecharges.

03. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State online at https://acp.planninginspectorate.gov.uk or at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000).

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012,

where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).