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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/0426/08

Mr Alex Adcock
67 Hillrise Avenue
Sompting
Lancing
West Sussex
BN15 0LT

Details of Development
FRONT EXTENSION AND ROOMS IN ENLARGED NEW ROOF (WITH HIGHER RIDGE, PART-HIPPED SIDE GABLES AND FRONT AND REAR DORMERS) AND SOUTH SIDE ADDITION (INCL. INTERNAL ALTERATIONS TO CREATE 'GRANNY ANNEX')

Location of Development
67 HILLRISE AVENUE SOMPTING LANCING WEST SUSSEX BN15 0LT

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 26th August 2008.

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

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

21/10/2008

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) and the West Sussex Structure Plan (LOC1, DEV1).

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. Notwithstanding the details shown on the application, there shall at all times be an interconnecting door between the annex and the main dwelling and the annex hereby permitted shall be occupied solely for the purposes incidental to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwelling and shall not be used as a separate unit of accommodation.

Reason: *In the interests of residential amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. 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 and DEV1 of the West Sussex Structure Plan.*

04. This permission relates to the amended plans received on 20 October 2008 (and not to the plans originally submitted). Subject to the provision of the internal connecting door required by condition 02 above.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

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05. The window in the south side elevation of the extension shall at all times be glazed with obscured glass.

Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

06. 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 north or south walls of the extension without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*