Adur District Council

Development Management

Mr Steven Barrett
BSB Party Wall & Architectural Services
52 Freshbrook Road
Lancing
West Sussex
BN15 8DA

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015
Schedule 2, Part 1 (Class A.1 (ea)

APPLICATION NUMBER: AWDM/0255/17

Details of Development
HOUSEHOLDER APPLICATION FOR PERMITTED DEVELOPMENT FOR PRIOR APPROVAL FOR SINGLE STOREY EXTENSION TO REAR OF PROPERTY MEASURING 4M FROM REAR WALL OF THE ORIGINAL HOUSE, MAXIMUM HEIGHT 2.7M AND HEIGHT OF EAVES OF THE EXTENSION 2.7M

Location of Development
21 BRIERLEY GARDENS LANCING WEST SUSSEX BN15 9EF

In pursuance of their powers under the above-mentioned Act and Order the Council hereby confirm that PRIOR APPROVAL IS GIVEN for the above development, in accordance with the application and relevant correspondence registered on 17th February 2017.

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

G Peck

Gary Peck
Planning Services Manager
31/03/2017

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

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans:-

OS Mastermap date valid 17th February 2017
Block Plan date valid 17th February 2017
Drawing No. BSB/17/509/2 titled Rear extension date valid 17th February 2017

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 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 and policy 15 of the Submission Adur Local Plan.*

04. 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 south side wall of the extension.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan and policy 15 of the Submission 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.

Notes

1. The development shall be completed on or before 30th May 2019.

2. The developer shall notify the Local Planning Authority in writing of the completion of the development as soon as reasonably practicable after completion. This notification shall include: a) the name of the developer; b) the address or location of the development; c) the application number and d) the date of completion.

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Completion of Development Form for Developers

Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015

1. Developer Name and Address			
Name/ Company			
Address			
Postcode		Email	

2. Site Address

3. Date of completion of the development (to be completed on or before 30 May 2019)

4. Application Number**: AWDM/0255/17**

Please return to:
Planning Services
Adur & Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

Adur District Council

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