Adur District Council

Planning, Regeneration and Wellbeing

Mrs Brenda Lander
15 Bowness Avenue
Sompting
Lancing
West Sussex
BN15 9TT

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1738/14

Details of Development
DEMOLITION OF EXISTING CONSERVATORY. SINGLE STOREY REAR EXTENSION INCORPORATING HIP TO GABLE ROOF EXTENSION. PROPOSED DORMERS TO EAST AND WEST ELEVATION.

Location of Development
15 BOWNESS AVENUE SOMPTING LANCING WEST SUSSEX BN15 9TT

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 16th December 2014.

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
10/02/2015

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

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:-

    Title: Location Plan, Received on 16th December 2014.
    Title: Block Plan, Drawing No. 15-BA-001-14 NOV/FPA, Received on 16th December 2014.
    Title: Existing Ground Floor Plan, Drawing No. 15-BA-011-EX-14, Received on 16th December 2014.
    Title: Proposed Ground Floor Plan & Roof Plan, Drawing No. 15-BA-003-14-NOV/FPA, Received on 16th December 2014.
    Title: Proposed First Floor Plan, Drawing No. 15-BA-004-14 NOV/FPA, Received on 16th December 2014.
    Title: North Front Elevation Plan, Drawing No. 15-BA-005-14-NOV/FPA/A1, Received on 5th February 2015.
    Title: Proposed South, East & West Elevation Plans, Drawing No. 15-BA-002-14NOV/FPA/A1, Received on 5th February 2015.

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

03. The external walls and roof(s) of the extensions hereby permitted shall, prior to commencement of use of the extensions, 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.*

04. The windows in the easterly and westerly elevations of the dormer extensions hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.

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

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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 first floor windows or other openings (other than as hereby approved) shall be formed in the easterly or westerly side walls of the extensions.

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

06. The east and west side dormers hereby permitted shall be erected in accordance with the section drawing shown on drawing no. 15-BA-005-14-NOV/FPA/A1 (Received on 5th February 2015) and a gap of 37mm shall be maintained between the bottom edges of the side dormers and the eaves of the existing roof.

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.