Adur District Council

Planning, Regeneration and Wellbeing

Mr Graham Middle
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Clock Tower House
Lewes Road
Lindfield
West Sussex
RH16 2LH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0709/11

Details of Development
PROPOSED FIRST FLOOR REAR EXTENSION WITH PITCHED ROOF, AND OTHER ALTERATIONS COMPRISING REMOVAL OF SIDE BAY, AND REPLACEMENT PVCU WINDOWS.

Location of Development
COLEPEN EAST STREET LANCING WEST SUSSEX BN15 8BB

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 September 2011.

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
29/11/2011

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The objections of neighbours have been taken into consideration, however the proposed extensions and alterations 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 saved policies of the Adur District Local Plan (AG1, AH7).

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 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.*

03. If, during development, any visibly contaminated or odorous material (for example asbestos-containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with PPS23 'Planning and Pollution Control'.*

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

Drawing: 1011/PO2 rev B.	Received: 24.11.11
Drawing: 1011/PO4 rev A.	Received: 24.11.11
Drawing: 1111/SP01	Received: 26.09.11
Drawing: 1111/PO1	Received: 26.09.11

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