Adur District Council

Planning, Regeneration and Wellbeing

Mr Alan Wood
75 Westbourne Street
Hove
East Sussex
BN35PF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1499/13

Details of Development
TWO STOREY REAR EXTENSION TO CREATE LOWER GROUND FLOOR AND GROUND FLOOR WITH REAR TERRACE.

Location of Development
2 RING ROAD LANCING WEST SUSSEX BN15 0QF

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 27th November 2013.

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
29/01/2014

PTO

ADUR DISTRICT COUNCIL
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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 consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework.

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 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 east and west side walls of the extension.

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

03. The glazing in the side elevations of the extension hereby permitted shall at all times be of obscured glass.

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

04. No development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority. The development shall be carried out in accordance with the approved details.

    Reason: *To ensure that satisfactory provision is made for the disposal of surface water.*

05. The screening indicated to the side elevations of the roof terrace hereby approved shall be installed with obscure glazing in accordance with details to be submitted to and approved in writing by the local planning authority before the terrace is first brought into use. The approved screen shall thereafter be retained.

    Reason: *In the interests of protecting privacy having regard to saved policy AH7 of the Adur District Local Plan.*

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

Unnumbered site plan, existing block plan and proposed block plan deposited 27 November 2013
Drawing number 1 entitled 'Survey of Existing- Elevations' deposited 27 November 2013
Drawing number 2 entitled 'Survey of Existing- Floor plans' deposited 27 November 2013
Drawing number 3A entitled 'Proposed Alterations - Floor plans' deposited 27 November 2013
Drawing number 4a entitled 'Proposed Alterations - Elevations' deposited 27 November 2013

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

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. Soakage tests in accordance with BRE Digest 365 (1991) would be required to be undertaken on the proposed site to meet the requirements of condition 3, to ascertain the size of the soakaway required for the new impermeable roof area, and then new drawings indicating where the soakaway is to be sited will be required.