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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/0186/08**

Mr John Wright
Greytiles
Upper West Lane
Lancing
West Sussex
BN15 0EX

Details of Development
**DEMOLITION OF GARAGE AND FLAT-ROOFED EXTENSION AND ERECTION OF EXTENSIONS WITH RAISED ROOF AND DORMERS TO CREATE CHALET BUNGALOW**

Location of Development
**51 FRESHBROOK ROAD LANCING WEST SUSSEX BN15 8DF**

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 8th April 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

01/07/2008

## 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. 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.*

03. The glazing in the dormer on the south elevation of the dwelling shall at all times be glazed with obscured glass and fixed to be permanently non-openable.

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