Adur District Council

Development Management

Mr Steven Barrett
52 Freshbrook Road
Lancing
West Sussex
BN15 8DA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1779/14

Details of Development
BASEMENT EXTENSION WITH BALCONY ROOF TERRACE AND EXTERNAL ACCESS STAIRCASE TO REAR (SOUTH) ELEVATION.

Location of Development
58 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8ET

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 12th January 2015.

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

G Peck

Gary Peck
Planning Services Manager
10/04/2015

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:-

location plan and block plan received 12/1/15, and existing and proposed plans and elevations no. SB/14/203/3 Amendment B received 9/3/15.

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

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floor space 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 the Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7.*

04. 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 shall be formed in the side walls of the extension.

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

05. No use of the enlarged balcony/terrace hereby permitted shall take place unless and until the balcony privacy screens shown on the approved drawings have been erected. Unless otherwise approved in writing the balcony privacy screens shall be obscurely-glazed (consisting of not less than Level 4 glass obscurity) up to a minimum of eye height from a seated position and shall thereafter be maintained in that form.

Reason: *In the interests of residential amenity and to accord 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 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.