ADUR
DISTRICT COUNCIL

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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/0480/10**

Mr Carl Moore
Atterbury Moore Associates
Unit 1
Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex
BN13 3UT

Details of Development
SINGLE-STOREY SIDE EXTENSION (WITH FALSE PITCHED-ROOF) AND VEHICULAR ACCESS

Location of Development
24 UPPER BRIGHTON ROAD LANCING WEST SUSSEX BN15 0JF

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 13th December 2010.

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

04/02/2011

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant 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. No use of the vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. The requisite specification can be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham Common, Clapham, Worthing, West Sussex BN13 3UR. There shall be no drainage of surface water from the property onto the highway.

    Reason: *In the interests of highway safety.*

03. 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 AH2 of the Adur District Local Plan.*

04. The development hereby permitted shall be carried out in accordance with the following approved plans date stamped received 13 December 2010:

    Drawing No. 01 AD-132 (Proposed Location Plan, Block Plan, Section, Floor Plans and Elevations)

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