Adur District Council

Development Management

Mr Michael Stafford
133 Brighton Road
Lancing
West Sussex
BN15 8HT

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1211/15

Details of Development
BALCONY ON SUPPORTS WITH PATIO AREA TO GROUND FLOOR TO FRONT (SOUTH) ELEVATION.

Location of Development
133 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8HT

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 7th December 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
01/02/2016

Adur District Council
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Ref: AWDM/1211/15

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:-

Drawing no. 15/1085/01 - received 7th Dec 2015
Drawing no. 15/1085/02 - received 7th Dec 2015
Location Plan - received 7th Dec 2015
Block Plan - received 7th Dec 2015
Positioning and connection details relating to the balustrade and balcony structure - received 7th Dec 2015

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

03. Prior to commencement of the works hereby permitted details of the materials and finish of the balustrade and screens to be used to enclose the proposed balcony and patio area shall be submitted to and agreed by the Local Planning Authority. This shall include details of the metal work in particular. Works shall be carried out in accordance with the approved details.

Reason: *To protect the visual amenity of the locality and to accord with Policy AH7 of the Adur District Local Plan.*

04. The east and west side panels on the patio enclosure and balcony shall be fitted with obscure glazing at all times with details to be submitted to and agreed by the Local Planning Authority. This also includes the 1.8 metre screen on the eastern side of the patio which shall remain in place at all times. Work shall be carried out in accordance with such approved details.

Reason: *To protect the residential amenities of the occupiers of the adjacent dwellings and to accord with 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.