Adur District Council

Planning, Regeneration and Wellbeing

Mr Andrew Moore
Clarion Building Consultants Ltd
36 Stirling Road
St Leonards-On-Sea
East Sussex
TN38 9NP

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0963/13

Details of Development
SINGLE STOREY REAR EXTENSION.

Location of Development
128A BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LN

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 31st July 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
25/09/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment including the identified Heritage Assets and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and/or highway safety. It would consequently not conflict with 'saved' policies of the Adur Local Plan AG1 and AH7 and 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. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing No. 120904B/LP1rev1 titled Location and block plan as proposed date Valid: 31-07-2013
    Drawing No. 120904B/GF1 titled Proposed Sketch of ground floor plan date received: 20-09-2013
    Drawing No. 120904B/P2.0 titled Existing and proposed elevations and plan date received: 18-09-2013

    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 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 AH7 of the Adur District Local Plan.*

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 elevations of the extension.

    Reason: *To prevent overlooking and to comply 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.