Adur District Council

Planning, Regeneration and Wellbeing

Mr Allen Weeden
ARW Design
89 South Street
Tarring
Worthing
West Sussex
BN14 7ND

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0236/12

Details of Development
SINGLE STOREY REAR EXTENSION TOGETHER WITH CREATION OF NEW WINDOW IN NORTH ELEVATION

Location of Development
16 BRISTOL AVENUE LANCING WEST SUSSEX BN15 8NJ

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 March 2012.

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
08/05/2012

PTO

ADUR DISTRICT COUNCIL
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Ref: AWDM/0236/12

SCHEDULE

Reasons for Granting Permission

01. The proposed extension 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 saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

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 walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.

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

03. 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 (other than as hereby approved) shall be formed in the north or south side wall of the extension.

    Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

04. The extension hereby approved is to be built in accordance with the submitted Flood Risk Assessment and supporting specification received 13.03.12. unless otherwise approved in writing by the Local Planning Authority.

    Reason: *In the interests of providing flood resilience within new buildings and to comply with the National Planning Policy Framework.*

05. This permission relates to the following approved plans:-

    Drawing No: 1:1250 Site location plan. Date Received: 13.03.12
    Drawing No: 7753/1. Date Received: 13.03.12
    Flood Risk Assessment and supporting specification. Date Received: 13.03.12

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