Adur District Council

Planning, Regeneration and Wellbeing

Mr Tony Rogers
Tony Rogers Building Consultants
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1595/14

Details of Development
SINGLE-STOREY SIDE AND REAR EXTENSION AND NEW 1.8M HIGH BOUNDARY WALL ON EAST BOUNDARY

Location of Development
139 THE GARDENS SOUTHWICK BRIGHTON WEST SUSSEX BN42 4AR

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 27th November 2014.

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
15/01/2015

ADUR DISTRICT COUNCIL
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Ref: AWDM/1595/14

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:-

    Title: Location plan: Received on 27th November 2014.
    Title: Block Plan: Received on 27th November 2014.
    Title: Block Plan showing exact position of proposed wall, 27th November 2014.
    Title: Existing & Proposed Floor Plans & Elevations, Drawing No. 14/972/01 Rev A, Received on 11th December 2014.

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

03. The external walls and roof(s) of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the original dwelling house.

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

04. The materials and finishes of the south-easterly boundary wall shall be completed to match the rendered exterior walls of the original dwelling house.

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

05. 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 north-westerly side wall 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.