Adur District Council

Planning, Regeneration and Wellbeing

Claire Haigh
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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0942/11

Details of Development
SINGLE-STOREY SIDE EXTENSION

Location of Development
1 QUEENS ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4RQ

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 12th 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
26/04/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development can take place without detraction to the local built environment and would not result in any detriment to the amenities of neighbouring properties. Consequently, it does 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 development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No.CH461/001 Title: Location & Block Plans Date valid: 12 March 2012
Drawing No. CH461/002 Title: Existing Plans and Section Date valid: 12 March 2012
Drawing No. CH461/003 Title: Existing Elevations Date valid: 12 March 2012
Drawing No.CH461/004 Title: Proposed Plan and Section Date valid: 12 March 2012
Drawing No.CH461/005 Title: Proposed Elevations Date valid: 12 March 2012

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

03. The external materials and finishes of the extension hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match 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.*

Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented