Adur District Council

Planning, Regeneration and Wellbeing

Mr Alan Wood
75 Westbourne Street
Hove
East Sussex
BN3 5PF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1079/11

Details of Development
WEST SIDE EXTENSION PLUS ROOMS IN ROOF (INCLUDING REAR DORMER WITH BALCONY) AND VEHICULAR ACCESS

Location of Development
2 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8RH

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 15th December 2011.

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
17/01/2012

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without unacceptable flood risk or detraction from highway safety. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7), PPS1 and PPS25.

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 roof tiling hereby permitted shall match the existing roof tiling and the walls shall be rendered and painted together with those of the existing bungalow prior to occupation of the extension.

    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), the proposed dwelling as hereby permitted to be enlarged shall not be further extended or any incidental building erected.

    Reason: *In the interests of amenity and the environment having regard to saved policy AH7 of the Adur District Local Plan.*

04. The east side dormer window hereby permitted shall at all times be glazed with obscured glass.

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

05. Prior to commencement of work, details of the west side boundary wall and the alterations to the front boundary wall shall be submitted to and approved in writing by the Local Planning Authority and these works shall only be constructed in accordance with such details as approved under this condition.

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

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06. The access shall not exceed 4.5 metres in width and, together with the hardstanding, shall be constructed of bound material (not gravel) with drainage provision that avoids runoff onto the highway. Any walls, fences or other structures within 2 metres of the sides of the access or within 2 metres from its junction with the public highway shall not exceed 0.6 metre height.

    Reason: *In the interests of highway safety.*

07. Prior to development commencing, a scheme to ensure access to and protection of existing flood defences shall be submitted to and approved in writing by the Local Planning Authority and any works required shall be completed within a timescale to be approved as part of the scheme. The scheme shall be based on a ground investigation carried out prior to development in order to establish if parts of the sea defence are buried within the shingle beach.

    Reason: *To ensure the integrity of the sea defences is maintained.*

08. The development hereby permitted shall be carried out in accordance with the following approved plans received on 15 December 2011:-

    Site Plan; Block Plan as Proposed; Proposed Floor Plans (Dwg No.3); and Proposed Elevations (Dwg No.4).

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

Informatives / Notes to Applicant

01. No use of the vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. The requisite specification can be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham Common, Clapham, Worthing, West Sussex BN13 3UR. There shall be no drainage of surface water from the property onto the highway.