Adur District Council

Planning, Regeneration and Wellbeing

Mr Terry Shurey
30 Wembley Avenue
Lancing
West Sussex
BN15 9JZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0824/12

Details of Development
ROOMS IN ROOF WITH FRONT AND REAR DORMERS AND SINGLE-STOREY REAR EXTENSION

Location of Development
10 HADLOW WAY LANCING WEST SUSSEX BN15 9DE

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 6th August 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
13/09/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment bearing in mind the fall back rights under Permitted Development and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or unacceptable risk from flooding. 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, NRM4) or The National Planning Policy Framework.

Conditions

01. The development hereby permitted shall be begun before the expiration of three 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 unless specified by any other condition attached to this planning permission:-

    Drawing No: 952/3/01A Date Received: 6.8.12
    Drawing No: 952/3/02 Date Received: 6.8.12
    Drawing No: 952/3/03 Date Received: 6.8.12
    Drawing No: 952/3/04B Date Received: 6.8.12
    Drawing No: 952/3/05B Date Received: 6.8.12

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

03. Notwithstanding the General Permitted Development Order and any future amendments, no windows or other openings shall be inserted in the west elevation of the hip to gable roof extension or east elevation of the rear ground floor extension or rear dormer hereby permitted.

    Reason: *To protect the privacy of the neighbouring occupiers in accordance with Adur District Local Plan policies (AG1 and AH7).*

04. The external materials and finishes of the walls of the roof and ground floor extensions hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour, bond and texture those of the existing building.

    Reason: *In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

05. The development shall not be built other than is strict accordance with the flood proofing and flood resilience measures described on the approved plans; the applicant's letter of 2.8.12 and the Flood Risk Assessment self certification form (Environment Agency).

Reason: *To minimise the risk of and impact of flooding from the adjacent stream in accordance with South East Plan Policy NRM4 and The National Planning Policy Framework*

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.