Adur District Council

Planning, Regeneration and Wellbeing

Mr Warren Venour
35 Silverdale Drive
Sompting
Lancing
West Sussex
BN15 9RZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1568/14

Details of Development
DEMOLITION OF EXISTING SINGLE STOREY GARAGE. CONSTRUCTION OF TWO STOREY SIDE EXTENSION INCORPORATING NEW GARAGE. NEW SINGLE STOREY REAR EXTENSION AND FRONT PORCH.

Location of Development
35 SILVERDALE DRIVE SOMPTING LANCING WEST SUSSEX BN15 9RZ

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 17th 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
06/01/2015

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

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: 01 - deposited 17.11.14
    Drawing No: 02 - deposited 17.11.14
    Drawing No: 03 - deposited 17.11.14
    Drawing No: 04 A - deposited 17.11.14
    Drawing No: 05 - deposited 17.11.14

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

03. Notwithstanding the General Permitted Development Order and any future amendments or revocations, no windows or other openings shall be inserted in the south elevation of the two storey side extension or south or north elevations of the single storey rear extension 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 and roof of the extension 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, except the flat roof.

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

05. Notwithstanding the submitted drawings, the approved development shall not be occupied unless and until the reinstatement of a boundary wall with No 33 to replace that currently provided by the to-be-demolished garage wall to a height to align with, and in a material and bond to match, the retained existing boundary walls either side has been completed.

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

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Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.