Adur District Council

## Development Management

Mr Bruce Richards
9 Browning Road
Lancing
West Sussex
BN15 0PY

# PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990**
**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015**

## APPLICATION NUMBER: AWDM/1270/15

Details of Development
**SINGLE-STOREY REAR EXTENSION WITH BALCONY ABOVE TO SOUTH ELEVATION.**

Location of Development
**9 BROWNING ROAD LANCING WEST SUSSEX BN15 0PY**

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 August 2015.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
04/11/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
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**Ref: AWDM/1270/15**

## 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:-

Drawing No.0001 Rev A titled: Plans & Elevations as Existing/Site Location, date received 27-08-2015
Drawing No.0002-Rev A titled: Plans & Elevations as Proposed, date received 23-10-2015

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

03. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture 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.*

04. The balcony hereby permitted shall not be used unless and until obscure-glazed screens 1.8m in height above the floor level of the balcony and at least 1.6 metres in length have been erected on both sides of the proposed balcony. The screens so provided shall be retained thereafter.

**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 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.

02. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk