Adur District Council

Planning, Regeneration and Wellbeing

Mr Jon Andrews
Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
West Sussex
RH20 2RF

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/0574/13

Details of Development
**DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF SINGLE STOREY SIDE/REAR EXTENSION**

Location of Development
**63 THE GREEN SOUTHWICK BRIGHTON WEST SUSSEX BN42 4FX**

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 10th May 2013.

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
27/06/2013

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 Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AB4, AH7) or the policies of the National Planning Policy Framework

**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 external walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.

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

03. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing No 599/01 (Site Plan, Block Plan, Proposed Elevations and Floor Plan)

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

**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. 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.