Adur District Council

Planning, Regeneration and Wellbeing

Mr Kim Fuller
30 Meadowview Road
Sompting
West Sussex
BN15 0HX

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1488/12

Details of Development
SINGLE STOREY CONSERVATORY EXTENSION TO REAR

Location of Development
8 BURNSIDE CRESCENT SOMPTING LANCING WEST SUSSEX BN15 9TN

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 3rd January 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
28/02/2013

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 can take place without resulting in unacceptable detriment to the light, outlook or privacy of neighbouring properties and nor would it be unacceptably overbearing. It would consequently not conflict with the National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 Space Around New Dwellings and Flats and No.3 'Extensions and Alterations to Dwellings and South East Plan policies (CC1, CC6 and BE1).

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: B	Title: Proposed Conservatory	Date received: 28.2.13
Drawing No: A	Title: Existing	Date received: 3.1.13
Drawing Title: Base Layouts		Date received: 3.1.13
Drawing No: C	Title: Block Plan 1:500	Date received: 3.1.13
Drawing No: D	Title: Location Plan 1 :1250	Date received: 3.1.13

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

03. The external dwarf walls of the extension 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.*

04. The glazing in the north side of the conservatory shall be installed in obscure glass and non-opening and shall remain as such thereafter.

    Reason: *To protect the privacy of the neighbour at 6 Burnside Crescent having regard to saved policy AH7 of the Adur District Local Plan.*

PTO

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.