Adur District Council

Planning, Regeneration and Wellbeing

Mr Martin Affleck
49 Annweir Avenue
Lancing
West Sussex
BN15 9NE

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1038/11

Details of Development
SINGLE-STOREY HOBBIES ROOM AND SUNROOM IN REAR GARDEN

Location of Development
49 ANNWEIR AVENUE LANCING WEST SUSSEX BN15 9NE

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 December 2011.

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
09/01/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed hobbies room would not detract from the local environment 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, AH7) or policies of the South East Plan (CC1, CC6, 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 exterior of the outbuilding hereby approved shall be finished in a neutral painted render, with white uPVC external windows and doors, and felt covered roof, unless otherwise agreed in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity having regard to saved policy AH7 of the Adur District Local Plan.*

03. The outbuilding hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse and not for the purposes of primary living accommodation (bedroom, livingroom, diningroom or kitchen).

Reason: *In the interests of residential amenity having regard to saved policy AH7 of the Adur District Local Plan.*
04. This permission relates to the following approved plans:-

Drawing No: 1 Location and Site Plans. Date Received: 06.12.11
Drawing No: 2 Plan. Date Received: 06.12.11
Drawing No: 3 Elevations and section. Date Received: 06.12.11
Drawing No: 4 Detail Sections. Date Received: 06.12.11

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