Adur District Council

## Development Management

Mr Simon Fiske
20 Fairview Road
Lancing
West Sussex
BN15 0PA

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/1065/15

Details of Development
**HIP ROOFED FIRST FLOOR EXTENSION AND SINGLE STOREY REAR EXTENSION WITH TERRACES TO FRONT AND BACK**

Location of Development
**20 FAIRVIEW ROAD LANCING WEST SUSSEX BN15 0PA**

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 28th July 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
30/09/2015

PTO

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
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

## 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 external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed as specified in the application.

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

03. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the side walls of the extended dwelling other than as hereby approved.

    **Reason**: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

04. The rear patio hereby approved shall not be used until privacy screens have been erected in accordance with the approved details and the screens shall thereafter be retained.

    **Reason**: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

05. No construction work shall take place other than between the hours of 8am and 6pm Monday-Friday and 8.30am and 1pm on Saturdays. There shall be no working on Sundays and Public Holidays.

    **Reason**: *To protect residential amenity.*

06. The development hereby permitted shall be carried out in accordance with the following approved plans received 28 July 2015:-

    Drawing Nos 1, 2, 3, 4, 5, 6, 7A

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

PTO

**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.