ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0209/10**

Mr David Buckland
The Old Forge
2 Mill Road
Lancing
West Sussex
BN15 0PT

Details of Development
AMENDMENT TO ADC/0334/09 TO INCREASE HEIGHT OF ROOF OF UTILITY ROOM BY 0.3M AND ELEVATIONAL CHANGES TO GARDEN ROOM

Location of Development
2 MILL ROAD LANCING WEST SUSSEX BN15 0PT

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 17th June 2010.

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

27/07/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment, would preserve or enhance the character and appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7, AB4).

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 materials and finishes of 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 in colour and texture those of the existing building.

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

03. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows to be formed in the east side wall or roof of the garden room and the north side wall or roof over the utility area without the prior permission of the Local Planning Authority on an application in that behalf.

    Reason: *To prevent overlooking and to comply with policy AH2 of the Adur District Local Plan.*

04. The rooflights to be used in the proposed garden room extension shall be 'conservation' style rooflights, fitted flush with the rooflsope, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: .

05. This permission relates to the following approved plans date stamped received 17 June 2010:

    1:1250 scale Location Plan, 1:500 scale Block Plan, Proposed Plans and Elevations (drawing no. 001C)

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