Adur District Council

Development Management

Mr Tony Rogers
Tony Rogers Building Consultants
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0163/15

Details of Development
SINGLE-STOREY REAR EXTENSION TO INCLUDE BLOCKING UP OF EXTERNAL STAIRCASE TO FIRST-FLOOR FLAT.

Location of Development
279 ALBION STREET SOUTHWICK BRIGHTON WEST SUSSEX BN42 4AT

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 February 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
07/04/2015

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

    Block Plan - received 03.02.2015
    Drawing no. 12/773/05 - received 03.02.2015
    Drawing no. 12/773/06 - received 10.03.2015

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

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

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

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.