Adur District Council

Planning, Regeneration and Wellbeing

Mr Steve Tinsley
57 Hayley Road
Lancing
West Sussex
BN15 9EZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1325/12

Details of Development
TWO-STOREY SIDE EXTENSION

Location of Development
57 HAYLEY ROAD LANCING WEST SUSSEX BN15 9EZ

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 1st November 2012.

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
12/12/2012

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 amenities of neighbouring properties and without significantly increasing the risk of flooding. It would consequently not conflict with the saved policies of. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the 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 external materials and finishes of the development hereby permitted shall 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.*

03. The existing conifer hedge on the eastern site boundary shall be retained in situ as shown on the approved plan and shall be protected throughout the course of the development.

Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan.*

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

Site Location/Block Plan Drawing No:50 Date Valid: 1 Nov 2012
Existing G-F Plan Drawing No:100 Date Valid: 1 Nov 2012
Existing F-F/Roof Plan Drawing No:105 Date Valid: 1 Nov 2012
Existing Elevations Drawing 110 Date Valid: 1 Nov 2012
Existing Streetscenes Drawing 111 Date Valid: 1 Nov 2012
Existing Flank Streetscene Drawing No:112 Date Valid: 1 Nov 2012
Existing Sections Drawing No:113 Date Valid: 1 Nov 2012
Proposed Site Plan Drawing No:115/A Date Valid: 1 Nov 2012
Proposed G-F Plan Drawing No:120/A Date Valid: 1 Nov 2012
Proposed F-F Plan Drawing No:125/A Date Valid: 1 Nov 2012
Proposed Roof Plan Drawing No:130/A Date Valid: 1 Nov 2012
Proposed Elevations Drawing No:135/B Date Valid: 1 Nov 2012
Proposed Front and Rear Streetscene Drawing No:136/A Date Valid: 1 Nov 2012

Proposed Flank Streetscene Drawing No:137/A Date Valid: 1 Nov 2012
Proposed Sections Drawing No:138/A Date Valid: 1 Nov 2012

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern (as originally proposed at pre-application) 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. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.