Adur District Council

Planning, Regeneration and Wellbeing

Jon Andrews
Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
Pulborough
RH20 2RF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0879/12

Details of Development
DEMOLITION OF EXISTING GARAGE, CONSERVATORY AND EXTENSION AND ERECTION OF SINGLE STOREY REAR EXTENSION AND TWO STOREY SIDE AND REAR EXTENSION (SECOND STOREY IN ROOF)

Location of Development
27 SPRINGATE ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4LF

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 16th July 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
22/10/2012

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 or parking. 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) or The National Planning Policy Framework

Conditions

01. The development hereby permitted shall be begun before the expiration of three 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 unless specified by any other condition attached to this planning permission:-

    Drawing No: 525/01-B deposited 15.10.12

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

03. Notwithstanding the General Permitted Development Order and any future amendments, no windows or other openings shall be inserted in west elevation of the extension hereby permitted .

    Reason: *To protect the privacy of the neighbouring occupiers in accordance with Adur District Local Plan policies (AG1 and AH7).*

04. The external materials and finishes of the walls and roof of the extension hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour, bond and texture those of the existing building, except the flat roof .

    Reason: *In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

05. The front window to side extension (north elevation) shall be a double unit to match the existing side extension to No 29.

    Reason: *In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

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06. The cills of the rooflights in the west elevation of the roof as extended shall be no less than 1.7 metres above finished floor levels.

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

Informatives / Notes to Applicant

01. 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