Adur District Council

Planning, Regeneration and Wellbeing

Mr Terrance Rickards
TVR Designs
39 The Gardens
Southwick
West Sussex
BN42 4AP

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0966/11

Details of Development
PART SINGLE/PART 2-STOREY REAR EXTENSION

Location of Development
51 THE GARDENS SOUTHWICK BRIGHTON WEST SUSSEX BN42 4AP

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 19th December 2011.

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
19/01/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and subject to the conditions of this planning permission can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Adur District Local Plan (AH7, AG1), 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 development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No.1727 Site Location Plan Received 19 Dec 2011
Drawing No.1727/1 Existing Floor Plans and Block Plan Received 19 Dec 2011
Drawing No.1727/2A Proposed Floor Plans Received 13 Jan 2012
Drawing No.1727/3A Proposed Elevations Received 13 Jan 2012

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

03. The external materials and finishes of the walls and roof of the extension hereby permitted (including the west flank wall of the single-storey extension) 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.*

04. The first-floor window in the west side elevation of the extension hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

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

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05. 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 or other openings (other than as hereby approved) shall be formed in the side walls of the extensions without planning permission in that behalf.

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

06. No part of the extension(s) hereby permitted (including the foundations) should overhang or encroach the site boundary.

Reason: *For the avoidance of doubt.*