Adur District Council

Planning, Regeneration and Wellbeing

Mr Martin Dale
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15 Swains Close
Tadley
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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0038/13

Details of Development
PROPOSED GAS BOTTLE ENCLOSURE TO FRONT OF BUILDING AND INSTALLATION OF A 3 METRE HIGH ACOUSTIC BARRIER (30 METRE CLOSE BOARDED TIMBER FENCE)

Location of Development
NORTH BUILDING BOC EDWARDS UNIT 2 23 DOLPHIN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6PB

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 18th January 2013.

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
18/02/2013

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed fencing will protect the amenities of the occupiers of the adjacent dwelling. The proposed gas bottle enclosure is required for the new occupiers of the site to allow them to function and provide economic growth and the creation of jobs and prosperity within the District. The development will not detract from the local environment and 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 (AG1, AE2) the policies of the South East Plan (CC1, CC6,) or the National Planning Policy Framework.

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 carrying out of business by the new occupiers at this site shall not commence until the acoustic fence has been erected in accordance with the plans hereby approved.

    Reason: *In the interests of residential amenity and to accord with policy AE2.*

03. The works shall be carried out in accordance with the following approved drawings: -

    Drawing no. 2201023/11 - received 18th January 2013
    Drawing no. 2201023/10 - received 18th January 2013
    Drawing no. 2201023/05 - R - received 18th January 2013

    Reason: *For 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 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.