Adur District Council

Planning, Regeneration and Wellbeing

Mrs J Odgers
Tara
St Nicolas Lane
Shoreham-By-Sea
West Sussex
BN43 5NH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0928/12

Details of Development
RETROSPECTIVE APPLICATION FOR THE ERECTION OF PALISADE TIMBER FENCE AND GATE ON FRONT BOUNDARY AND BETWEEN ADJOINING NEIGHBOURS BOUNDARY IN FRONT GARDEN (LATTER TO BE REDUCED TO 1 METRE IN HEIGHT)

Location of Development
TARA ST NICOLAS LANE SHOREHAM-BY-SEA WEST SUSSEX BN43 5NH

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 9th 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
28/02/2013

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed reduction in the height of the side fence and the addition of a dark stain will ensure that the development is not detrimental to the local environment and does not detract from the character or appearance of the Conservation Area and/or setting of Listed Buildings. It would not result in any detriment to the amenities of neighbouring properties and/or highway safety, and consequently would not conflict with the 'saved' policies of the Adur Local Plan (AG1, AH7, AB4, AB11) and the South East Plan (CC1, CC6, BE1, BE6).

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans except where specified otherwise in a condition imposed on this decision notice:-

    Drawing titled Location Plan date valid 09-01-2013
    Drawing titled Block Plan date valid 09-01-2013
    Drawing titled Plan A front of house/garden Plan B side of garden date valid 09-01-2013
    Drawing titled FRONT date valid 09-01-2013

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

02. Notwithstanding the approved drawings, within 2 months of the date of this permission the entirety of side boundary fence shall be reduced to 1 metre in height and soft landscaping planted out on site. The soft landscaping shall consist of the following: 5 no. specimens of Portugal Laurel planted at 90cm in height and 60cm from the side boundary fence as altered, with 90cm spacing between each specimen.

    Reason: *To secure the removal of an unacceptable development in a timely manner to preserve the established character and appearance of the Conservation Area and setting of adjacent Listed Buildings to comply with saved Adur Local Plan policies AG1, AH7, AB4, AB11 and South East Plan policies BE1, BE6, CC1, CC6.*

03. Notwithstanding the approved drawings, within 2 months of the date of this permission the entirety of the length of the front boundary fence and gate and side boundary fence shall be applied with a dark timber weather proof stain.

    Reason: *To secure the removal of an unacceptable development in a timely manner to preserve the established character and appearance of the Conservation Area and setting of adjacent Listed Buildings to comply with saved Adur Local Plan policies AH7, AB4, AB11 and South East Plan policies BE1, BE6, CC6.*

PTO

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) 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.