Adur District Council

Planning, Regeneration and Wellbeing

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1475/12

Details of Development
DETACHED GARDEN STORE AND RAISED DECKING (RETROSPECTIVE)

Location of Development
94 GREENWAYS CRESCENT SHOREHAM-BY-SEA WEST SUSSEX BN43 6HS

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 4th December 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
05/02/2013

PTO

ADUR DISTRICT COUNCIL
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Ref: AWDM/1475/12

SCHEDULE

Reasons for Granting Permission

01. Subject to the installation of a screen to the decking, the development has taken place without detracting from the local environment and without resulting in unacceptable detriment to the amenities of neighbouring properties. It has consequently not conflicted with the saved policies of the Adur District Local Plan (AG1 and AH7) and South East Plan policies (CC1 CC6, BE1).

Conditions

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

    Drawing titled OS Sitemap date valid 04-12-2012
    Drawing titled Block Plan date valid 04-12-2012
    Drawing No. 11/665/03 Rev A titled Detached store room and decking dated 16-01-2013

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

02. Within 2 months of the date of permission a decking fence 2 metres in height shall be erected on the east side to run along the whole length of the decking and shall be retained at all times thereafter.

    Reason: *To safeguard the residential amenities of adjoining properties in accordance with saved Adur District Local Plan policy AH7.*

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.