Adur District Council

Planning, Regeneration and Wellbeing

Mr Jeff Johnstone
111 The Gardens
Southwick
West Sussex
BN42 4AR

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1286/13

Details of Development
ERECTION OF OUTBUILDING FOR ANCILLARY USE ATTACHED TO GARAGE AT END OF REAR GARDEN (RETROSPECTIVE).

Location of Development
114 THE GARDENS SOUTHWICK BRIGHTON WEST SUSSEX BN42 4AQ

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 21st November 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
06/02/2014

ADUR DISTRICT COUNCIL
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Ref: AWDM/1286/13

SCHEDULE

Reasons for Granting Permission

01. The development does not detract from the local environment and has take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework.

Conditions

01. The outbuilding hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwelling house and not for the purposes of primary living accommodation (bedroom, living room, dining room or kitchen).

    Reason: *In the interests of protecting residential amenity*.

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

    Plans and particulars deposited 12 November 2013

    Reason: *For the 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.