ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0253/08

Mr Joe Andrews
J H A Designs
18 Maryland Road
Hawkenbury
Tunbridge Wells
Kent
TN2 5HE

Details of Development
DETACHED DOUBLE GARAGE/GARDEN STORE ON WEST SIDE

Location of Development
4 LODGE COURT SHOREHAM-BY-SEA WEST SUSSEX BN43 5NU

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 12th May 2008.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

21/07/2008

SCHEDULE

Reasons for Granting Permission

01. The proposed development would 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 policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (LOC1, DEV1).

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 walls and roof of the garage hereby permitted shall, prior to commencement of its use, be completed to match those of the existing dwelling on the site.

Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. This permission relates to the amended drawing no. 1255-1A received on 23 June 2008 and the amended block plan received on 17 July 2008 and not to the plans originally submitted.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*