ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

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

APPLICATION NUMBER: ADC/0530/07

Colin Jessey Assoc
29 Parkfield Road
Tarring
Worthing
West Sussex
BN13 1EP

Details of Development
DEMOLITION OF EXISTING GARAGE AND REPLACEMENT WITH SINGLE STOREY DETACHED BUILDING FOR USE AS 1 BED GRANNY ANNEXE

Location of Development
144 WESTERN ROAD SOMPTING LANCING WEST SUSSEX BN15 9TY

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 24th August 2007.

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.

Keith Morgan
Planning Services Manager

09/10/2007

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 external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

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.*

02. The annexe building hereby permitted shall be used only as accommodation ancillary to the main dwellinghouse 144 Western Road, Sompting and shall not at any time be sold or rented as a separate unit of residential accommodation.

Reason: *To protect the residential amenities of the occupiers of the surrounding properties and to accord with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for temporary parking and loading/unloading of all Contractors vehicles, and for Contractors buildings, plant, and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site.

Reason: *In the interests of highway safety and amenity and to comply with policy DEV4-5 of the West Sussex Structure Plan.*

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