Adur District Council

Planning, Regeneration and Wellbeing

Matt Pam
66 Parkside
Shoreham-By-Sea
West Sussex
BN43 6HA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1466/12

Details of Development
REPLACEMENT LARGER GARAGE WITH INTEGRAL OFFICE (EXISTING GARAGE REMOVED)

Location of Development
66 PARKSIDE SHOREHAM-BY-SEA WEST SUSSEX BN43 6HA

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 17th 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
30/01/2013

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and AR1 and Appendix 11 'Supplementary Planning Guidance' comprising No.3 'Extensions and Alterations to Dwellings'; and the South East Plan policies CC1, CC6, BE1 and T4.

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

Drawing No: Title: 1:1250 Site Location Plan	Date received: 17/12/12
Drawing No: Title: Existing Block Plan	Date received: 21/01/13
Drawing No: Title: Proposed Block Plan	Date received: 21/01/13
Drawing No: Title: New garage dimensions at a glance	Date received: 17/12/12
Drawing No: Title: Front of garage	Date received: 17/12/12
Drawing No: Title: North side elevation	Date received: 17/12/12
Drawing No: Title: South side elevation.	Date received: 17/12/12
Drawing No: Title: Roof Plan	Date received: 17/12/12
Drawing No: Title: Internal view of garage	Date received: 17/12/12

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

03. The external walls of the garage hereby permitted shall, prior to commencement of its use, be rendered and painted white and thereafter retained as such in perpetuity.

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

Cont…/

04. The building shall only be used for domestic purposes incidental to the enjoyment of the dwelling at 66 Parkside and not for any separate residential use or for any industrial, commercial or business use.

Reason: *To protect the living conditions of occupiers of neighbouring properties and the character of the area having regard to saved policy AH7 and Appendix 11 'Supplementary Planning Guidance' comprising No.3 'Extensions and Alterations to Dwellings'.*

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.

02. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.