Adur District Council

Planning, Regeneration and Wellbeing

Mr Brian Street
32 Eastern Avenue
Shoreham-By-Sea
West Sussex
BN43 6PD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0323/13

Details of Development
CONSTRUCTION OF FRONT PORCH AND RAMP FOR MOBILITY SCOOTER AND BLOCK PAVING OF FRONT GARDEN TOGETHER SOFT LANDSCAPING AND FORMATION OF NEW VEHICLE ACCESS AND CROSSOVER

Location of Development
32 EASTERN AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 6PD

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 14th March 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
07/05/2013

PTO

ADUR DISTRICT COUNCIL
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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 or parking and access. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7 and The National Planning Policy Framework.

Conditions

01. The development hereby permitted shall be begun before the expiration of three 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 unless specified by any other condition attached to this planning permission:-

    Un-numbered site layout plan Received 11.4.13
    Un-numbered elevation plan Received 11.4.13
    Un-numbered location /site plan Received 11.4.13

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

03. The external materials and finishes of the walls of the building hereby permitted shall be completed to match in design, colour, bond and texture those of the house.

    Reason: *In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

04. Notwithstanding the submitted drawings, the treatment of the front garden and paving of the front garden shall be designed to drain all the surface water run-off into a permeable area within the site or to a soakaway or through use of a block paving which is permeable or suitable combination thereof.

    Reason: *To minimise risk of flooding in accordance with The National Planning Policy Framework.*

PTO

Informatives / Notes to Applicant

01. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

02. 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.