Adur District Council

Planning, Regeneration and Wellbeing

Mr And Mrs R Dupuy
35 East Meadway
Shoreham-By-Sea
West Sussex
BN43 5RF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0667/12

Details of Development
FLAT ROOFED GARAGE ATTACHED TO FRONT OF EXISTING GARAGE (IN PLACE OF CAR PORT) (RESUBMISSION OF AWDM/0157/12)

Location of Development
35 EAST MEADWAY SHOREHAM-BY-SEA WEST SUSSEX BN43 5RF

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 28th May 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
09/07/2012

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 from highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

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 9628-1ab titled PROPOSED EXTENSION dated and deposited 28-05-2012

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

03. The external walls of the extension hereby permitted shall be completed to match those of the existing dwellinghouse building on the site.

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

04. As far as practicable the existing hedge shall be retained at all times. If any part of it is removed it shall be replaced with evergreen planting, details of which shall be submitted to and approved in writing by the local planning authority. If any of the approved planting, within a period of five years from the time of planting, dies, is removed or becomes seriously damaged or diseased it shall be replaced in the next planting season with shrubs of similar size and species unless the Local Planning Authority gives written consent to any variation.

    Reason: *In the interests of visual amenity and the environment and to comply with policy AB26-27 of the Adur District Local Plan.*

PTO

Informatives / Notes to Applicant

01. 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