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/0228/09**

Mr Peter Brown
11 Firle Road
Lancing
West Sussex
BN15 0NY

Details of Development
RAISING OF REAR GARDEN LEVEL BY 1M, NEW RETAINING WALL 1M HIGH AND NEW FENCE AND TRELLIS 1.7M HIGH ON SIDE AND REAR BOUNDARIES

Location of Development
11 FIRLE ROAD LANCING WEST SUSSEX BN15 0NY

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 15th June 2009.

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

21/09/2009

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).

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 garden level shall not be raised until a new 1.2m high retaining wall with 0.5m high trellis has been constructed in accordance with the details submitted by Philip Goacher Associates in their letter to Mr G Matthews dated 4 September 2009 and the amended plans received on 20 July 2009.

Reason: *To ensure that the wall is structurally sound in the interests of public safety and to protect the residential amenities of neighbouring occupiers having regard to policy AH7 of the Adur District Local Plan.*

03. The garden level shall not be raised unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. All planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of the residential amenities of neighbouring occupiers having regard to policy AH7 of the Adur District Local Plan.*