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/0031/10**

Mr Geoffrey Lawrance
32 Parkside
Shoreham By Sea
West Sussex
BN43 5HA

Details of Development
DOUBLE GARAGE, NEW VEHICULAR ACCESS ONTO UPPER SHOREHAM ROAD (EASTERNMOST EXISTING ACCESS STOPPED UP) AND FRONT PORCH TO DWELLING

Location of Development
53 PARK AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 6PG

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 12th February 2010.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

07/04/2010

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 external materials and finishes of the development hereby permitted shall, prior to commencement of its use, 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.*

03. The building hereby permitted shall not be occupied until the existing easternmost access to the site has been stopped up permanently and obliterated (including any kerb and footway reinstatement) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of highway safety*

04. The garage building shall be used only as a private domestic garage for parking vehicles incidental to the use of the property as a dwelling and for no other purpose.

    Reason: *In the interests of residential amenity and to ensure provision of adequate off-street parking space and to comply with policy AH7 of the Adur District Local Plan.*

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05. No use of the new vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. The requisite specification can be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham Common, Clapham, Worthing, West Sussex BN13 3UR. There shall be no drainage of surface water from the property onto the highway.

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

06. The new access shall not exceed 3.5 metres in width and shall be laid out to provide visibility splays on each side of its junction with the existing public highway. These splays shall be 1.5 metres by 1.5 metres on each side of the access based on the existing highway boundary. No other work shall be carried out on the site until the above mentioned splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 1 metre above the level of the adjoining carriageway.

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

07. The existing hedge shall be retained and shall be protected for the duration of construction works in a manner to be agreed with the local Planning Authority before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any parts thereof removed without consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the following planting season with hedging of such size and species as may be agreed with the Local Planning Authority.

Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with policy AB25 of the Adur District Local Plan.*

08. Notwithstanding the Lawful Development Certificate granted 01.09.2009 ref: ADC/0312/09, or the provisions of the Town and Country Planning General permitted Development) Order 1995 as amended (or any Order revoking and re-enacting the Order with or without modification), no garage or other building shall be erected between the side of the dwelling and Upper Shoreham Road, other than as hereby approved, unless permission is granted by the Local Planning Authority on an application in that behalf.

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

09. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:500 Block Plan; Elevations 02.25.08; Plan 01.25.08; and proposed entrance porch, date stamped received 12-02-10.

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