Adur District Council

Development Management

Mr Mousa Mohammed
1 The Kestrels
Shoreham-By-Sea
West Sussex
BN43 5UL

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0937/15

Details of Development
EXTENSION TO FRONT (SOUTH) ELEVATION OF EXISTING DETACHED GARAGE.

Location of Development
1 THE KESTRELS SHOREHAM-BY-SEA WEST SUSSEX BN43 5UL

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 6th July 2015.

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

G Peck

Gary Peck
Planning Services Manager
19/08/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

Ref: AWDM/0937/15

SCHEDULE

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 use of the additional floorspace thereby created, 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 saved policy AH7 of the Adur District Local Plan.*

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

Location Plan: received 6th July 2015
Block Plan: received 6th July 2015
Existing Floor Plan: received 6th July 2015
Proposed Floor Plan: received 6th July 2015
Existing elevations: received 6th July 2015
Proposed elevations: received 6th July 2015

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

04. The extended garage as hereby permitted shall be fitted with a remote roller garage door at all times.

Reason: *To avoid any encroachment onto the public highway in the interests of highway safety.*

05. The garage extension hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of the main dwelling 1 The Kestrels (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as primary living accommodation, nor be used for any commercial business or storage in connection with any commercial business purpose.

Reason: *In the interests of residential amenity having regard to saved policies AH2 and AH7 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.