Adur District Council

Development Management

Mr James Field
66 The Crescent
Southwick
Brighton
West Sussex
BN42 4LA

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1106/15

Details of Development
DEMOLITION OF EXISTING WOODEN SUMMERHOUSE AND CONSTRUCTION OF SINGLE STOREY OUT-BUILDING TO ACCOMMODATE BEDROOM AND BATHROOM FACILITIES FOR AN AU PAIR

Location of Development
66 THE CRESCENT SOUTHWICK BRIGHTON WEST SUSSEX BN42 4LA

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 9th September 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
03/11/2015

PTO

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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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 accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling.

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

03. The external walls of the outbuilding hereby permitted shall, prior to commencement of its use, be completed in timber in accordance with the approved drawings.

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

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the east side wall of the building.

    Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

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

    Drawing number 032.EX/PL.01 entitled 'existing & proposed plans, elevations, section, location & block plan' deposited 9 September 2015

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

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.