Adur District Council

Development Management

Mr Chris Stone
22 Croft Avenue
Southwick
Brighton
West Sussex
BN42 4AB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0246/16

Details of Development
REMOVAL AND REBUILDING OF FRONT WALL WITH PILLARS UP TO 1.4M HIGH AND REDUCE WIDTH OF OPENING TO 4.75M WIDE WITH NEW SLIDING GATE AND MATCHING WALL PANEL IN IN GREY POWDER COATED ALUMINIUM.

Location of Development
22 CROFT AVENUE SOUTHWICK BRIGHTON WEST SUSSEX BN42 4AB

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 2nd March 2016.

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
20/04/2016

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

Location Plan - received 2nd March 2016
Block Plan - received 2nd March 2016
Drawing No: 27287-1 Rev A External Sliding Gate - received 18th April 2016
Photograph of existing property frontage and front wall - received 2nd March 2016
Photographs x2 of typical examples of similar gates - received 2nd March 2016
RAL Classic Colour Chart colour to be used RAL 7015 Slate Grey - received 18th April 2016

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

03. The spacing gaps between the aluminium horizontal bars of the gate and fencing panel hereby approved shall be a minimum of 20mm.

Reason: *In the interest of visual amenity.*

04. The overall maximum height of the fence, gates and brick piers shall not exceed 1.4 metres in height.

Reason: *To protect the residential and visual amenities of the area and to accord with AH7 of the Adur District Local Plan.*

05. The gates hereby permitted shall be electronically motorised with remote control. This shall be in place and maintained at all times. At no time shall the gates be manually operated when a vehicle is entering the site.

Reason: *In the interests of highway safety and to ensure the highway is clear from obstruction.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Ref: AWDM/0246/16

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.