Adur District Council

Planning, Regeneration and Wellbeing

Mr Matthew Walsh
6 Lewis Road
Lancing
West Sussex
BN15 0NT

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0245/14

Details of Development
RETROSPECTIVE APPLICATION FOR SHED IN REAR GARDEN

Location of Development
6 LEWIS ROAD LANCING WEST SUSSEX BN15 0NT

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 26th February 2014.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
01/04/2014

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The shed does not cause unacceptable visual harm and, subject to the boarding over of the windows in the west elevation, it does not cause unacceptable harm to the amenities of neighbouring properties. It consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework.

Conditions

01. Within one month of the date of this permission, the windows in the west elevation of the shed shall be boarded up in accordance with details to be submitted to and approved in writing by the local planning authority and those windows shall thereafter remain permanently boarded up.

    Reason: *To protect the privacy and residential amenities of neighbouring occupiers having regard to saved policy AH7 of the Adur District Local Plan.*

02. The shed hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwelling house and not for any commercial purposes.

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

03. This permission relates to the following approved plans received 26 February 2014, unless otherwise specified in another condition attached to this permission:-

    Location Plan, Block Plan, Photos

    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 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.