Adur District Council

Planning, Regeneration and Wellbeing

Mr David Lee
1 Westmount Close
Southwick
Brighton
West Sussex
BN42 4SR

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0394/13

Details of Development
RETROSPECTIVE CHANGE OF USE FROM AMENITY LAND TO RESIDENTIAL CURTILAGE AND ERECTION OF CLOSE BOARDED FENCING AT REAR OF 1- 4 WESTMOUNT CLOSE

Location of Development
REAR OF 1-4 WESTMOUNT CLOSE SOUTHWICK BRIGHTON WEST SUSSEX BN42 4SR

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 21st May 2013.

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
09/07/2013

PTO

Ref: AWDM/0394/13

SCHEDULE

Reasons for Granting Permission

01. The development does not detract from the local environment and has taken place without resulting in unacceptable detriment 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. This permission relates to the following approved plans:-

    Ordnance Survey Location Plan received 21 May 2013
    Ordnance Survey Block Plan received 21 May 2013
    Photographs received 21 May 2013

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

02. Within one month of the date of this permission solid timber panels shall be affixed to the north side of the boundary wall separating 49 Kingston Lane with 1 Westmount Close to cover the patterned stone (but not exceeding the top of the patterned stone).

    Reason: *In order to prevent overlooking and a loss of privacy having regard to saved policy 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.

02. Notwithstanding this planning permission, the applicant is advised that the enclosed land includes land under the control of West Sussex County Council as Highway Authority and they have recommended that the fence is repositioned outside the public highway (i.e. removed).