Adur District Council

Planning, Regeneration and Wellbeing

Mr Graham Johnson
Graham Johnson Designs
134 Hollingbury Road
Brighton
East Sussex
BN1 7JD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1213/13

Details of Development
REPLACEMENT REAR DECKING (PARTIAL RETROSPECTIVE)

Location of Development
5 EASTBANK SOUTHWICK BRIGHTON WEST SUSSEX BN42 4QL

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 25th September 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
20/11/2013

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

Ref: AWDM/1213/13

SCHEDULE

Reasons for Granting Permission

01. The development has taken place without detriment to the local environment. Subject to the decking structure being altered as shown on the approved plans in a timely manner, it would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the National Planning Policy Framework.

Conditions

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

    Drawing No. 33915/2 titled Rear Terrace as Proposed date valid 25-09-2013
    Drawing No. 33915/3 titled Location Plan date valid 25-09-2013
    Drawing No. 33915/4 titled Site Plan date valid 25-09-2013

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

02. Within 2 months of the date of this permission the decking structure shall be altered on the site to accord with the approved plans

    Reason: *To safeguard the residential amenities of neighbours in accordance with Saved Adur District Local Plan policy AH7 and the National Planning Policy Framework.*

03. The decking platform hereby permitted shall not be used unless and until the balcony screen has been installed in accordance with the approved plans. The screen shall be retained thereafter to the satisfaction of the local planning authority.

    Reason: *To safeguard the residential amenities of neighbours in accordance with Saved Adur District Local Plan policy AH7 and the National Planning Policy Framework.*

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.