ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0170/10**

Mr Peter Wilson
Hilary
Mount Way
Lancing
West Sussex
BN15 0QD

Details of Development
DETACHED GARAGE AT END OF REAR GARDEN (ACCESSED FROM REAR LANE OFF MYRTLE CRESCENT)

Location of Development
27 LECONFIELD ROAD LANCING WEST SUSSEX BN15 9JB

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 12th May 2010.

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

29/06/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

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. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan.*

03. No development shall be carried out unless and until details of the design and finish of the proposed garage door and side door have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

04. The garage building shall be used only as a private domestic garage for parking vehicles and for storage incidental to the use of the property as a dwelling and for no other purpose.

    Reason: *In the interests of residential amenity and to ensure provision of adequate off-street parking space and to comply with policy AH7 of the Adur District Local Plan.*

05. The development hereby permitted shall be carried out in accordance with the following approved plans, date stamped received 12 May 2010:

    Location & Block Plan (drawing. No. tp664/9)
    Floor Plan (drawing. No. tp664/10a)
    Elevations (drawing no. tp664/11b)

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