Adur District Council

Planning, Regeneration and Wellbeing

Steven Barrett
Choice Design And Construction
52 Freshbrook Road
Lancing
West Sussex
BN15 8DA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0760/11

Details of Development
DEMOLITION OF EXISTING DETACHED GARAGE AND REBUILDING AN ATTACHED GARAGE

Location of Development
36 KINGS WALK SHOREHAM-BY-SEA WEST SUSSEX BN43 5LG

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 14th October 2011.

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
18/11/2011

ADUR DISTRICT COUNCIL
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Ref: AWDM/0760/11

SCHEDULE

Reasons for Granting Permission

01. The proposed garage building would not detract from the appearance of the dwelling or the character of the built environment generally and can take place without significant harm to the amenities of neighbouring residential occupiers. The proposed development does not therefore conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC!, CC6, BE1).

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:-

Site Location Plan	Received 14 Oct 2011
Drawing No. CDC/Goldsmith/B	Received 14 Oct 2011

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

03. The external walls and roof of the garage hereby permitted shall, prior to commencement of its use, be completed in render/brickwork to match that of the existing dwelling on the site.

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

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the side walls of the garage building.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.