Adur District Council

Planning, Regeneration and Wellbeing

Mr Jarrod Kelly
17 Franklin Road
Shoreham-By-Sea
West Sussex
BN43 6YE

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1241/12

Details of Development
EXTENSION OF DECKING AND ERECTION OF FENCE (RETROSPECTIVE)

Location of Development
17 FRANKLIN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6YE

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 4th October 2012.

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
04/12/2012

ADUR DISTRICT COUNCIL
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Ref: AWDM/1241/12

SCHEDULE

Reasons for Granting Permission

01. The proposed development does not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties having regard to the permitted development fallback position. It consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Conditions

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

    Unnumbered plans and particulars deposited 4 October 2012

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

02. The screen hereby approved shall be retained unless otherwise agreed in writing with the Local Planning Authority.

    Reason: *In the interests of residential amenity 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. 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.