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/0160/08**

Mrs Margaret Hall
76 Gardner Road
Southwick
Brighton
West Sussex
BN41 1PL

Details of Development
SHED/WORKSHOP AT REAR FOR USE AS ARTISTS STUDIO AND STORAGE FACILITY

Location of Development
76 GARDNER ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN41 1PL

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 March 2008.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

Your copy of the application, determined as above, is returned herewith for your records.

Keith Morgan
Planning Services Manager

13/05/2008

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) and the West Sussex Structure Plan (LOC1, DEV1).

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 building hereby approved shall only be used for purposes incidental to the enjoyment of 76 Gardner Road by its occupants and shall not be used for retail sales or commercial purposes.

Reason: *In the interests of residential amenity having regard to policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*