Adur District Council

Development Management

Mr Michael Pollington
Larkins and Pollington Design
2 Birling Way
Uckfield
East Sussex
TN22 1LP

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1319/15

Details of Development
ERECTION OF DETACHED SINGLE GARAGE IN FRONT GARDEN TO WEST OF MAIN DWELLING.

Location of Development
25 SPRINGATE ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4LF

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 September 2015.

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

G Peck

Gary Peck
Planning Services Manager
20/10/2015

Adur District Council
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Ref: AWDM/1319/15

SCHEDULE

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:-

Elevations and footprint - received 4th September 2015
Location Plan, Block Plan and layout plan - received 2nd October 2015

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

03. The two water butts shown on the plan hereby approved shall be in place and fully functional prior to the use of the garage hereby permitted. These water butts shall remain in place and be fully functional at all times.

Reason: *To control surface water and to contribute towards drainage of the site.*

04. The existing shed on site, shall be removed and the gravel base retained at all times for drainage purposes. All debris relating to the removal of the shed shall be removed from site, prior to use of the garage hereby permitted.

Reason: *To protect the visual amenity of the locality.*

05. The garage hereby permitted shall be used solely for purposes incidental to the enjoyment of the main dwelling and for no other use, including as primary or habitable living accommodation, or for any commercial use.

Reason: *To protect the residential amenities of the occupiers of the adjacent dwellings.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.