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/0096/10**

Mr Malcom Lewis
25 St Nicholas Lodge
Church Street
Brighton
East Sussex
BN1 3LJ

Details of Development
RENEWAL OF ADC/0215/09 DETACHED BUILDING AT REAR

Location of Development
269 OLD SHOREHAM ROAD SOUTHWICK WEST SUSSEX

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 18th 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

07/07/2010

SCHEDULE

Reasons for Granting Permission

01. Although the building is relatively large, it is a sufficient distance away from neighbouring houses, from which it is well-screened by shrubs and trees. It does not have a significant visual impact and, provided it is not used as primary living accommodation, it does not have an unacceptable effect on the residential amenities of neighbouring properties. Consequently, it does not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Conditions

01. The building hereby permitted shall only be used for the applicant's dialysis treatment and other purposes incidental to the enjoyment of the existing house (No. 269) but not for the purposes of primary living accommodation (living room, bedroom, kitchen or dining room) or for any commercial purpose.

    Reason: *In the interests of residential amenities of the locality having regard to policies AG1 and AH7 of the Adur District Local Plan.*

02. Subject to the above condition, the building hereby permitted shall only be used by persons resident in the existing house (No. 269) and not by any other persons.

    Reason: *In the interests of residential amenities of the locality having regard to policies AG1 and AH7 of the Adur District Local Plan.*

03. The permission realtes to the following plans:-

    501/01 - Location Plan date stamped received 18 May 2010
    501/02 - Site Plan date stamped received 18 May 2010
    A136/01/e - Elevations and floor plan of Garden Building date stamped received 18 May 2010.

    Reason: *For the avoidance of doubt.*