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/0183/10**

Dr Sobhi Yagoub
373 Upper Shoreham Road
Shoreham-by-Sea
West Sussex
BN43 5NB

Details of Development
RAISING OF PART OF REAR GARDEN (RETROSPECTIVE) AND PLANTING OF HEDGE ON ADJACENT PART OF EAST SIDE BOUNDARY

Location of Development
373 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5NB

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 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

12/07/2010

PTO

SCHEDULE

Reasons for Granting Permission

01. Although the groundfloor rear windows of the neighbouring dwellings are reasonably shielded from view from the raised patio, there is some overlooking of the rear garden of No. 371 to the east. The proposed hedge would prevent unacceptable overlooking but, because there is concern that it may not become established within the raised planting bed or grow to sufficient height, it is necessary to grant only a temporary planning permission in order to retain planning control and enable the impact to be re-assessed, having regard to the policies of the Adur District Local Plan (AG1, AH7).

Conditions

01. The raised area hereby permitted shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 31 July 2013 unless the Local Planning Authority has granted a further planning permission for the retention of the raised area prior to that date.

    Reason: *To enable the Local Planning Authority to review whether or not the proposed hedge has been effective in preventing significant overlooking of the neighbouring property to the east having regard to policies AG2 and AH7 of the Adur District Local Plan.*

02. An evergreen hedge shall be planted in the full length of the planting bed on the east side of the raised area hereby permitted within 3 months of the date of this permission. It shall comprise escallonia not less than 0.8m in height (at time of planting) planted not more than 0.4m apart and the hedge shall be maintained at an overall height of 1.8m above the level of the raised patio herby permitted. Any parts of the hedge which within a period of 3 years from the date of this permission die or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

    Reason: *To prevent significant overlooking of the neighbouring property to the east having regard to policies AG1 and AH7 of the Adur District Local Plan.*

03. This permission relates to the submitted approved 1/200 site layout plan; the 1/200 'Overview of the hedge on the left side of the garden'; the 1.200 'Planned side view left'; and the 1/200 'Planned side view right', all date stamped received on 25 May 2010.

    Reason: *For the avoidance of doubt.*