Adur District Council

Planning, Regeneration and Wellbeing

Mr James Leach
95 Gordon Road
Shoreham-By-Sea
West Sussex
BN43 6WG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1269/13

Details of Development
USE OF GARAGE AS LIVING ACCOMMODATION (REMOVAL OF CONDITION 4 OF PLANNING PERMISSION SU/11/92)

Location of Development
95 GORDON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6WG

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 17th October 2013.

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
09/12/2013

ADUR DISTRICT COUNCIL

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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 and without detraction from highway safety. It would consequently not conflict with the 'saved' policies of the Adur District Local Plan (AG1, AH7) or the NPPF.

Conditions

01. The use hereby permitted shall be implemented 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 relates to the attached garage shown on the drawing received on 17th February 1992 and approved under planning permission SU/11/92/TP.

    Reason: *For the avoidance of doubt.*

03. The materials and finishes used for the external walls and roof of the development are those approved under planning permission SU/11/92/TP.

    Reason: *For the avoidance of doubt.*

04. The use as living accommodation hereby permitted shall be solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse.

    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. The applicant is advised that the above permission is approved on the basis of use of the building with no external alterations to the plans as approved under SU/11/92/TP.