Adur District Council

Development Management

Mr Ken Taylor
Oaktree House
43 Critchmere Lane
Haslemere
Surrey
GU27 1PT

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0368/15

Details of Development
PART RETROSPECTIVE APPLICATION FOR PITCHED ROOF TO GARAGE

Location of Development
ARDMORE WEST STREET SOMPTING LANCING 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 25th March 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
13/05/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The works to reduce the height of the garage shall be completed in accordance with the approved plans within 3 months of the date of this permission.

    Reason: *In the interests of residential amenity having regard to saved policy AH7 of the Adur District Local Plan.*

02. The external walls and roof of the garage hereby permitted shall, prior to commencement of its use, be completed to match those of the existing dwelling on the site.

    Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

03. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the west side wall of the building.

    Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

04. Notwithstanding the details shown on the approved drawings, no guttering shall overhang the boundary with Linden Lea

    Reason: *In the interests of residential amenity having regard to saved policy AH7 of the Adur District Local Plan.*

05. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing No.14/992/007B Title Existing and Proposed Garage Details
    Date received 29 April 2015
    Location Plan and Block Plan received 25 March 2015

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

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.