Adur District Council

Planning, Regeneration and Wellbeing

Mr Peter Culley
16 Semley Road
Hassocks
West Sussex
BN6 8PE

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1147/14

Details of Development
REPLACEMENT GARAGE.

Location of Development
7 EDWIN CLOSE SOMPTING LANCING WEST SUSSEX BN15 9UU

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 11th September 2014.

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
17/10/2014

PTO

Ref: AWDM/1147/14

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 external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7.*

03. The development shall be carried out in accordance with the following approved plans: drawing no. 7/1.B received 11/9/14.

Reason: *For 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 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 no part of the garage building (including the eaves or guttering) should overhang or encroach the site boundary.