Adur & Worthing councils

Development Management

Mr Philip Cook
10 Amberley Close
Shoreham-By-Sea
West Sussex
BN43 5GY

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1177/15

Details of Development
CHANGE OF USE FROM HIGHWAYS LAND TO RESIDENTIAL GARDEN. ERECTION OF 1 METRE HIGH FENCE TO THE NORTH REAR/SIDE BOUNDARY CONSISTING OF CLOSE BOARDED FENCING WITH 100X100MM WOODEN POSTS.

Location of Development
10 AMBERLEY CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 5GY

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 4th August 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
22/09/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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Ref: AWDM/1177/15

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 fence hereby permitted shall be close boarded and shall remain natural in appearance and shall remain as such. It shall not be stained or painted without prior consent from the Local Planning Authority.

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

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

    Location Plan - received 4th Aug 2015
    Block Plan - received 4th Aug 2015
    Partial elevation of proposed fence - received 4th Aug

    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 the land is public highway until such time as the existing highway rights have been extinguished by means of a stopping up order. The Applicant is advised to contact nationalcasework@dft.gsi.gov.uk or National Transport Casework Team, Tyneside House, Skinnerburn Road, Newcastle upon Tyne, NE4 7AR for further details. Please note that this response does not indicate that the land will be successfully "Stopped Up", this is a separate process and not related to this consultation. "