Adur District Council

Planning, Regeneration and Wellbeing

Mr Anthony Tilbury
48 Fairway Crescent
Portslade
East Sussex
BN41 2FL

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0573/13

Details of Development
RETROSPECTIVE APPLICATION FOR PITCHED ROOF TIMBER-CLAD SHED IN REAR GARDEN

Location of Development
55 UPPER KINGSTON LANE SHOREHAM-BY-SEA WEST SUSSEX BN43 6TG

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 22nd May 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
08/07/2013

SCHEDULE

Reasons for Granting Permission

01. The development does not detract from the local environment and subject to conditions to safeguard the privacy of neighbours can take place without unacceptable harm to the residential amenities of neighbouring residential occupiers. It consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework.

Conditions

01. Within one month of the date of this decision the window in the south side of the shed building shall be fitted with obscured glazing and shall thereafter be permanently retained as such.

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

02. Within one month of the date of this decision timber screen fencing shall be erected on the southern site boundary on land within the applicant's control (or as otherwise agreed with the owners of 2 and 4 Hawkins Road) to match the height of the head of the window on the south side of the shed building and for the entire width of the window.

    Reason: *To prevent the perception of overlooking 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 (other than as hereby approved) shall be formed in the south or west walls of the shed/outbuilding.

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

04. The shed building hereby permitted shall be used only as an outbuilding for the storage of garden equipment and items incidental to the domestic use of the property and at no time shall be used as habitable or living accommodation.

    Reason: *To safeguard the amenities of neighbouring residential occupiers having regard to saved policy AH7 of the Adur District Local Plan.*

05. No part of the completed shed building shall overhang any site boundary or encroach onto neighbouring property.

Reason: *For the avoidance of doubt.*

06. The development hereby permitted shall be carried out in accordance with the following approved plans, unless specifically referred to by any other condition attached to this permission:-

Site Location Plan Date valid:	22 May 2013
Block Plan Date corrected:	18.06.2013
Floor Plan Date valid:	22 May 2013
View from North Date valid:	22 May 2013
View from South Date valid:	22 May 2013
View from East Date valid:	22 May 2013
View from West Date valid:	22 May 2013
Photo Sheet: Intended External Appearance and Colour Date valid:	22 May 2013

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 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, subject to safeguarding conditions and in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.