Adur District Council

## Development Management

Mrs Caroll Brown
34 Cheal Close
Shoreham-By-Sea
West Sussex
BN43 5RQ

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/1322/14

Details of Development
**TIMBER SUMMERHOUSE IN REAR GARDEN.**

Location of Development
**34 CHEAL CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 5RQ**

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 9th January 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
26/02/2015

PTO

Adur District Council
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**Ref: AWDM/1322/14**

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

    Title: Location Plan, Received on 9th January 2015.
    Title: Block Plan, Received on 9th January 2015.
    Title: Corner Floor Plan, Received on 9th January 2015.
    Title: Elevation Plan, Received on 9th January 2015.
    Title: Product Specification, Received on 9th January 2015.

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

03. The external materials and finishes of the summerhouse hereby permitted shall be completed to match in design, colour and texture the product specification submitted to the Council on the 9th January 2015 unless otherwise approved in writing by the Local Planning Authority.

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

04. 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 northerly or westerly walls of the summerhouse building.

    **Reason**: *To prevent overlooking and to comply with 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.