Adur District Council

Planning, Regeneration and Wellbeing

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0052/13

Details of Development
RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF GARAGE TO GRANNY ANNEXE AND GLAZED FRONT PORCH

Location of Development
74 KINGSTON LANE SHOREHAM-BY-SEA WEST SUSSEX BN43 6YQ

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 17th January 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
08/03/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The development is not detracting from the local environment and is not having any unacceptable detriment on the amenities of neighbouring properties. It consequently does not conflict with the National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' and South East Plan policies (CC1, CC6, and BE1).

Conditions

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

    Drawing No: 12/808/01
    Title: Conversion of garage to granny annexe and glazed porch.
    Date received: 17/1/13

    Drawing No: 1:1250
    Title: Site Location Plan
    Date received: 17/1/13

    Drawing No: 1:500
    Title: Block Plan
    Date received: 17/1/13

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

02. At no point shall the internal door to this annexe area be permanently closed off and a separate front door introduced to fully self contain this annexe area.

    Reason: *To ensure the accommodation remains ancillary to the use of 74 Kingston Lane as a dwelling 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