Adur District Council

Planning, Regeneration and Wellbeing

Mr Nikolas Antoniou
NJA Town Planning Ltd
C/o Vicarage Close
Colgate
Horsham
West Sussex
RH12 4BB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1128/13

Details of Development
RETENTION OF DECKING AND STORAGE AREA ADJACENT TO WIDEWATER LAGOON.

Location of Development
184B BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LL

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 September 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
18/11/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The development has not detracted from the local environment and, subject to full compliance with the conditions imposed on this decision notice, would take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Adur Local Plan (AG1, AH7) and the planning policies set out in the National Planning Policy Framework

Conditions

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

    Drawing Nos. 37-13-01 Rev A, 37-13-02 Rev A, 37-13-03 Rev A titled Retrospective Storage 10m3 with decking over date received 26-10-2013

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

02. Within 2 months of the date of this permission, the balustrade and screen fence to the west boundary shall be installed on the site in full accordance with the approved plans and retained thereafter in a manner to the satisfaction of the local planning authority.

    Reason: *In mitigation against the current unacceptable overlooking and intrusive loss of privacy onto neighbours in the interests of safeguarding their residential amenities in accordance with Saved Adur Local Plan policy AH7 and the planning policies set out in the National Planning Policy Framework.*

03. The area of decking shown as hatched on the approved plans shall not be used as a terrace or accessed at any time other than for maintenance purposes.

    Reason: *In mitigation against the current unacceptable overlooking and intrusive loss of privacy onto neighbours in the interests of safeguarding their residential amenities in accordance with Saved Adur Local Plan policy AH7 and the planning policies set out in the National Planning Policy Framework.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.