Adur District Council

Planning, Regeneration and Wellbeing

Mr Terry Shurey
30 Wembley Avenue
Lancing
West Sussex
BN15 9JZ

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/1321/12

Details of Development
**PROPOSED REPLACEMENT PITCHED ROOF GARAGE**

Location of Development
**ROSEMORE MANOR CLOSE LANCING WEST SUSSEX BN15 0QY**

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 23rd October 2012.

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
29/01/2013

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ADUR DISTRICT COUNCIL
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## SCHEDULE

### Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1).

### 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 external walls and roof of the garage hereby permitted shall, prior to commencement of use of the garage, be completed to match those of the existing dwelling.

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

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

    Drawing Number 925/3/01 entitled 'Site and Location Plans' deposited 23 October 2012
    Drawing Number 925/3/02 entitled 'Plan, Sections and Elevations' deposited 23 October

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

### Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

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02. 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.

03. The Council's Engineer has advised that the access point to the drainage ditch adjacent to the protected tree should be retained and the applicant should ensure that the contractor removes any demolition or waste building material from the ditch that may get into the ditch during the project. The applicant is also advised that drainage works, including clearance of the culvert running under the applicant's lawn and across Manor Close are planned to be undertaken within the next two months, as a result of the winter flooding.