Adur District Council

Planning, Regeneration and Wellbeing

Mrs Carol Wilmshurst
Homestead Timber Buildings
Wynham House
Lupton Road
Wallingford
Oxfordshire
OX10 9BT

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0321/14

Details of Development
SINGLE STOREY TIMBER GARDEN ROOM

Location of Development
7 THE CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 5AH

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 10th March 2014.

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
08/05/2014

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 and/or highway safety. It would consequently not conflict with 'saved' policies of the Adur Local Plan (AG1, AH7) and National Planning Policy Framework (CLG 2012).

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:-

    Drawings titled Stanfords date valid 10-03-2014
    Drawing titled Design Layout Plan date valid 10-03-2014

    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 in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.