Adur District Council

Planning, Regeneration and Wellbeing

Mr Joe Andrews
JHA Designs
18 Maryland Road
Hawkenbury
Tunbridge Wells
Kent
TN2 5HE

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0979/13

Details of Development
TWO STOREY REAR EXTENSION, SINGLE STOREY SIDE EXTENSION, DETACHED DOUBLE GARAGE AND GARDEN STORE WITH COVERED LINK BETWEEN STUDY AND GARAGE.

Location of Development
4 LODGE COURT SHOREHAM-BY-SEA WEST SUSSEX BN43 5NU

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 20th August 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
23/09/2013

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

Ref: AWDM/0979/13

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 would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

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 roofs of the extensions and alterations hereby permitted shall, prior to commencement of use of the extensions, be completed to match those of the existing building.

    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 received 20 August 2013:-

    Drawing Nos. 1238-1B, 1255-1A, 1255-2, 1255-2B and Location Plan

    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.