Adur District Council

Development Management

Mr Rex Adams
RJA Planning & Building Consultants Ltd
16 Greenacres
Shoreham By Sea
West Sussex
BN43 5WY

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1194/15

Details of Development
ERECTION OF DETACHED DOUBLE GARAGE WITH (INSPECTION PIT) TO WEST SIDE OF EXISTING DOUBLE GARAGE IN REAR GARDEN.

Location of Development
20 KINGS WALK SHOREHAM-BY-SEA WEST SUSSEX BN43 5LG

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 13th August 2015.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
05/10/2015

SCHEDULE

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:-

Drawing no. 15556-01 Rev B: Proposed Floor Plans, Elevations and Sections - received 13th Aug 2015
Drawing no 15556-Loc: Location and Block Plans - received 13th Aug 2015

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

03. The garage hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse and not for the purposes of primary living accommodation (bedroom, living room, dining room or kitchen) or for any commercial use.

Reason: *In the interests of residential amenity having regard to saved policies AH2 and AH7 of the Adur District Local Plan.*

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.

02. Precautionary land contamination

This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the

owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.

03. The applicant is advised that there are no public water sewers in the area to serve the development. Alternative means of draining surface water from this development area required. This should not involve disposal to a public foul sewer.