Adur District Council

Development Management

Mr Rex Adams
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First Floor
10 High Street
Shoreham By Sea
West Sussex
BN43 5DA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1741/15

Details of Development
CONSTRUCTION OF DETACHED DOUBLE GARAGE

Location of Development
28 CROWN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6GE

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 7th January 2016.

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
19/02/2016

Adur District Council
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Ref: AWDM/1741/15

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: LOC Title: Location & Block Plans
Date received: 07.01.2016
Drawing No: 02 Revision B Title: Proposed Floor Plans & Elevations
Date received: 28.01.2016

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

03. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the north or east elevational side walls of the garage.

Reason: *To prevent overlooking in accordance with saved policy AH7 of the Adur District Local Plan.*

04. The external materials and finishes of the walls and roof of the development hereby permitted shall, prior to commencement of use of the additional floorspace hereby created, be completed to match in design, colour and texture those of the existing dwelling unless otherwise approved in writing by the Local Planning Authority.

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

05. The garage building hereby permitted shall only be used for garaging vehicles or purposes incidental to the enjoyment of the existing dwellinghouse 28 Crown Road, and shall not be used for the purpose of primary living accommodation (bedroom, livingroom, dining room or kitchen).

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.