ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0215/09**

Mr I Abrahams And Mr M Abrahams-Decke
269 Old Shoreham Road
Southwick
Brighton
West Sussex
BN42 4LP

Details of Development
RETENTION OF DETACHED BUILDING AT REAR (FOR PURPOSES INCIDENTAL TO THE HOUSE) (RETROSPECTIVE)

Location of Development
269 OLD SHOREHAM ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4LP

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 29th May 2009.

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

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

21/07/2009

SCHEDULE

Reasons for Granting Permission

01. Although the building is currently well-screened from neighbouring properties either side by shrubs and trees in full leaf, because of its very large size and position on higher ground, it could have an unacceptable impact in winter. Consequently, a temporary permission is considered necessary to retain planning control and enable the impact to be re-assessed, having regard to the policies of the Adur District Local Plan (AG1, AH7).

Conditions

01. The building and works hereby permitted shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 31 January 2010.

    Reason: *To enable the Local Planning Authority to review the impact of the building in the winter months when there is less screening by trees and shrubs, having regard to policies AG1 and AH7 of the Adur District Local Plan.*

02. The building hereby permitted shall only be used for the applicant's dialysis treatment and other purposes incidental to the enjoyment of the existing house (No.269) but not for the purposes of primary living accommodation (living room, bedroom, kitchen or dining room) or for any commercial purpose.

    Reason: *In the interests of the residential amenities of the locality having regard to policies AG1 and AH7 of the Adur District Local Plan.*

03. The building hereby permitted shall only be used by persons resident in the existing house (No.269) and not by any other persons.

    Reason: *In the interests of the residential amenities of the locality having regard to policies AG1 and AH7 of the Adur District Local Plan.*

04. Notwithstanding the submitted plans, this temporary permission relates to the retention of the building with its roof as currently existing, not as proposed to be altered.

    Reason: *In the interests of visual amenity, having regard to policies AG1 and AH7 of the Adur District Local Plan.*