Adur District Council

Planning, Regeneration and Wellbeing

Mr Ivan Salter
A J Salter and Son
50 Windsor Road
Worthing
West Sussex
BN11 2LY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0997/13

Details of Development
EXTENSIONS TO EXISTING GARAGE ON NORTH BOUNDARY TO ACCOMMODATE OFFICE, UTILITY ROOM AND STORAGE.

Location of Development
3 FIRCROFT AVENUE LANCING WEST SUSSEX BN15 0NL

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 12th 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
04/10/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the Conservation Area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7, AB4, and AB6 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 development hereby permitted shall be carried out in accordance with the following approved plans (except where specified otherwise in a condition imposed on this decision notice):-

    Drawing titled Site Plan date valid 12-08-2013
    Drawing No. 4113:1 titled Proposed Extension date valid 12-08-2013

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

03. The external walls and roof of the garage extension hereby permitted shall be completed to match those of the existing garage building on the site.

    Reason: *In the interests of preserving the established character and appearance of the Conservation Area and visual amenity and to comply with saved policies AB4, AB6, AH7 of the Adur District Local Plan.*

04. Notwithstanding the submitted drawings, this permission does not purport to grant consent for the removal of the original timber doors and windows of the garage building which shall be retained.

    Reason: *In the interests of preserving the established character and appearance of the Conservation Area and visual amenity and to comply with saved policies AB4, AB6, 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.