Adur District Council

Development Management

Mr James Patterson
85 Shirley Street
Hove
East Sussex
BN3 3WH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1216/15

Details of Development
SINGLE STOREY SIDE EXTENSION AND NEW TOOL SHED IN NORTH EAST CORNER OF THE SITE

Location of Development
3 OLD FARM COURT NEW SALTS FARM ROAD LANCING SHOREHAM-BY-SEA WEST SUSSEX

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 23rd September 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
18/11/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
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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. 001-SK-1 titled Fixed Glazing Details date received 09-11-2015
    Drawing No. 001-(P)001-E titled Block/existing/proposed plans date received 09-11-2015
    Drawing No. 001-(E)001-E titled Existing/Proposed Elevations dare valid 23-09-2015

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

03. No development related to the extension shall commence unless and until the following architectural details have been submitted to and approved in writing by the Local Planning Authority:-

    (a) treatment of the stub wall remnants to the new opening between extension and barn building
    (b) complete south/west side elevation at a scale of 1:50
    (c) schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roof of the extension

    The development shall not be built other than in full accordance with any such approved details.

    Reason: *In the interests of visual amenity to safeguard the intrinsic character of the converted barn building to comply with saved policy AH7 of the Adur District Local Plan.*

04. The floor levels of the extension hereby permitted shall be set no lower than the floor levels of the existing barn building.

    Reason: *To avoid exacerbation of flood risk to human health at a site identified as at risk of tidal and fluvial flooding in accordance with relevant paragraphs of the National Planning Policy Framework.*

Cont…/

05. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no incidental building shall be erected within the application site (denoted as the land edged in red on the approved drawings).

    Reason: *In the interests of visual amenity to safeguard the intrinsic character of the converted barn building to comply with saved policy AH7 of the Adur District Local Plan.*

06. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (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 any of the elevations of the extension hereby permitted.

    Reason: *In the interests of visual amenity to safeguard the intrinsic character of the converted barn building to comply with saved policy 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 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.

02. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk